REPORTS OF COMMITTEES

1. Committee of the Whole – October 5, 2017

7. <u>Development Permit with Variances Application No. 00034 for 515 & 533 Chatham Street (Downtown)</u>

Motion:

It was moved by Councillor Young, seconded by Councillor Coleman, that subject to receipt of revised plans from the applicant addressing technical inconsistencies as required to the satisfaction of the Director of Planning and Sustainability, 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 Variances Application No. 00034 for 515 and 533 Chatham Street in accordance with:

- 1. Plans date stamped September 21, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Part 6.7.1 (e) Relaxation to allow residential use on the ground floor;
 - ii. Part 6.7.6 (1) Increase the height from 15m to 19.52m;
 - iii. General Regulations Part 19 Relaxation to allow more than one building on a lot.
- 3. Confirmation of cladding details and metal panel layout to the satisfaction of the Director of Planning and Sustainability.
- 4. Reconciliation of existing easements, as required to the satisfaction of the City Solicitor.
- 5. Council authorizing anchor-pinning into the City right-of-way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 6. Council authorizing the street level projecting canopies over the City right-of-way on Chatham Street and Store Street provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 7. Final plans to be in accordance with the plans identified above to the satisfaction of City staff.
- 8. The Development Permit lapsing two years from the date of this resolution.
- 9. Direct staff to ask the applicant to enter into a housing agreement to prevent strata councils from prohibiting rentals.
- 10. Consideration for balconies or larger windows to improve liveability.
- 11. Direct staff to undertake further discussions with the applicant regarding securing a legal easement for the pathway on the eastern edge of the property.
- 12. Direct staff to undertake further discussions with the applicant regarding under-grounding electrical services on the Store Street and Chatham Street frontages of the property."

Carried Unanimously

5.3 Development Permit with Variances No. 00034 for 515 & 533 Chatham Street (Downtown)

Committee received a report dated September 22, 2017, from the Director of Sustainable Planning and Community Development regarding the Development Permit with Variances application for the property located at 515 and 533 Chatham Street. The variances are in relation to height, number of buildings on a lot and the location of residential use on the ground floor.

Committee discussed:

- Whether the pathway could be secured by a legal mechanism or Council direction
- Whether the design should go through the CALUC process.
- The look of the building and whether balconies could be a consideration in the design of the building.
- The possibility of incorporating a housing agreement to secure the units as rentals.
- Whether the parkade would be visible from the street.

Councillor Loveday withdrew from the meeting at 9:44 am and returned at 9:46 am

Committee discussed:

- Concerns with the break and texture of the buildings and whether the buildings could be a varied height.
- Concerns with the powerlines being attached to the building and not being located in the ground.
- Concerns with two of the buildings not being accessible.
- The location of the gates and proximity to the building.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that subject to receipt of revised plans from the applicant addressing technical inconsistencies as required to the satisfaction of the Director of Planning and Sustainability, 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 Variances Application No. 00034 for 515 and 533 Chatham Street in accordance with:

- 1. Plans date stamped September 21, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. Part 6.7.1 (e) Relaxation to allow residential use on the ground floor:
 - ii. Part 6.7.6 (1) Increase the height from 15m to 19.52m;
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- 3. Confirmation of cladding details and metal panel layout to the satisfaction of the Director of Planning and Sustainability.
- 4. Reconciliation of existing easements, as required to the satisfaction of the City Solicitor.

- 5. Council authorizing anchor-pinning into the City right-of-way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 6. Council authorizing the street level projecting canopies over the City right-of-way on Chatham Street and Store Street provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 7. Final plans to be in accordance with the plans identified above to the satisfaction of City staff.
- 8. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

Ensuring that the rentals are secured for the property.

Amendment: It was moved by Mayor Helps, seconded by Councillor Isitt, that the motion be amended as follows:

> That subject to receipt of revised plans from the applicant addressing technical inconsistencies as required to the satisfaction of the Director of Planning and Sustainability, 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 Variances Application No. 00034 for 515 and 533 Chatham Street in accordance with:

- 1. Plans date stamped September 21, 2017.
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- 7. Final plans to be in accordance with the plans identified above to the satisfaction of City staff.
- 8. The Development Permit lapsing two years from the date of this resolution."
- 9. Direct staff to ask the applicant to enter into a housing agreement to secure the units as rental for a period of 20 years.

Amendment to the amendment:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the amendment be amended as follows:

That subject to receipt of revised plans from the applicant addressing technical inconsistencies as required to the satisfaction of the Director of Planning and Sustainability, 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 Variances Application No. 00034 for 515 and 533 Chatham Street in accordance with:

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- 4. Reconciliation of existing easements, as required to the satisfaction of the City Solicitor.
- Council authorizing anchor-pinning into the City right-of-way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- Council authorizing the street level projecting canopies over the City right-of-way on Chatham Street and Store Street provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 7. Final plans to be in accordance with the plans identified above to the satisfaction of City staff.
- 8. The Development Permit lapsing two years from the date of this resolution."
- 9. Direct staff to ask the applicant to enter into a housing agreement to secure the units as rental for a period of 20 years or more.

On the amendment to the amendment: CARRIED UNANIMOUSLY 17/COTW

On the amendment: CARRIED UNANIMOUSLY 17/COTW

Committee discussed:

- Concerns with the proposal only being "generally" consistent with the guidelines and not fully consistent.
- Concerns the look of the building being too institutional.

<u>Amendment:</u> It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that the motion be amended as follows:

That subject to receipt of revised plans from the applicant addressing technical inconsistencies as required to the satisfaction of the Director of Planning and Sustainability, 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 Variances Application No. 00034 for 515 and 533 Chatham Street in accordance with:

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- 3. Confirmation of cladding details and metal panel layout to the satisfaction of the Director of Planning and Sustainability.
- 4. Reconciliation of existing easements, as required to the satisfaction of the City Solicitor.
- 5. Council authorizing anchor-pinning into the City right-of-way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 6. Council authorizing the street level projecting canopies over the City right-of-way on Chatham Street and Store Street provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 7. Final plans to be in accordance with the plans identified above to the satisfaction of City staff.
- 8. The Development Permit lapsing two years from the date of this resolution."
- 9. Direct staff to ask the applicant to enter into a housing agreement to secure the units as rental for a period of 20 years or more.
- 10. Consideration for balconies or larger windows to improve liveability.

Committee discussed:

Concerns with a cost being added to the units with the amendment.

On the amendment: CARRIED 17/COTW

For: Mayor Helps, Councillor Alto, Coleman, Isitt, Loveday, Lucas, and

Thornton-Joe

Opposed: Councillor Young

<u>Amendment:</u> It was moved by Councillor Thornton-Joe, that the motion be amended as follows:

That subject to receipt of revised plans from the applicant addressing technical inconsistencies as required to the satisfaction of the Director of Planning and Sustainability, 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 Variances Application No. 00034 for 515 and 533 Chatham Street in accordance with:

- 1. Plans date stamped September 21, 2017.
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- 3. Confirmation of cladding details and metal panel layout to the satisfaction of the Director of Planning and Sustainability.
- 4. Reconciliation of existing easements, as required to the satisfaction of the City Solicitor.
- Council authorizing anchor-pinning into the City right-of-way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 6. Council authorizing the street level projecting canopies over the City right-of-way on Chatham Street and Store Street provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 7. Final plans to be in accordance with the plans identified above to the satisfaction of City staff.
- 8. The Development Permit lapsing two years from the date of this resolution."
- 9. Direct staff to ask the applicant to enter into a housing agreement to secure the units as rental for a period of 20 years or more.
- 10. Consideration for balconies or larger windows to improve liveability.
- 11. Consideration for some units to be larger to provide for families.

MOTION FAILED DUE TO NO SECONDER

The applicant noted an error in the Advisory Design Panel Minutes and advised that the units are for market and are not rental units.

<u>Amendment:</u> It was moved by Councillor Isitt, seconded by Councillor Loveday, that the motion be amended as follows:

That subject to receipt of revised plans from the applicant addressing technical inconsistencies as required to the satisfaction of the Director of Planning and Sustainability, 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 Variances Application No. 00034 for 515 and 533 Chatham Street in accordance with:

1. Plans date stamped September 21, 2017.

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- 3. Confirmation of cladding details and metal panel layout to the satisfaction of the Director of Planning and Sustainability.
- 4. Reconciliation of existing easements, as required to the satisfaction of the City Solicitor.
- Council authorizing anchor-pinning into the City right-of-way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- Council authorizing the street level projecting canopies over the City right-of-way on Chatham Street and Store Street provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 7. Final plans to be in accordance with the plans identified above to the satisfaction of City staff.
- 8. The Development Permit lapsing two years from the date of this resolution."
- 9. Direct staff to ask the applicant to enter into a housing agreement to secure the units as rental for a period of 20 years or more.
- 10. Consideration for balconies or larger windows to improve liveability.
- 11. Direct staff to undertake further discussions with the applicant regarding securing a legal easement for the pathway on the eastern edge of the property, and report back to Council with clarification of Council's authority to make approval of the application conditional on securing a legal easement for the pathway.

Committee request that the amendment be separated into Item No. 11 and Item No. 12 and to vote on them separately.

Amendment to the amendment:

It was moved by councillor Isitt, seconded by Councillor Loveday, that the amendment be amended as follows:

That subject to receipt of revised plans from the applicant addressing technical inconsistencies as required to the satisfaction of the Director of Planning and Sustainability, 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 Variances Application No. 00034 for 515 and 533 Chatham Street in accordance with:

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- 9. Direct staff to ask the applicant to enter into a housing agreement to secure the units as rental for a period of 20 years or more.
- 10. Consideration for balconies or larger windows to improve liveability.

On the amendment to the amendment: CARRIED UNANIMOUSLY 17/COTW

11. Direct staff to undertake further discussions with the applicant regarding securing a legal easement for the pathway on the eastern edge of the property, and

On the amendment: CARRIED UNANIMOUSLY 17/COTW

12. <u>Direct staff to report back to Council with clarification of Council's authority to make approval of the application conditional on securing a legal easement for the pathway.</u>

On the amendment: DEFEATED UNANIMOUSLY 17/COTW

<u>Amendment:</u> It was moved by Councillor Isitt, seconded by Councillor Loveday, that the motion be amended as follows:

That subject to receipt of revised plans from the applicant addressing technical inconsistencies as required to the satisfaction of the Director of Planning and Sustainability, 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 Variances Application No. 00034 for 515 and 533 Chatham Street in accordance with:

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- 3. Confirmation of cladding details and metal panel layout to the satisfaction of the Director of Planning and Sustainability.
- 4. Reconciliation of existing easements, as required to the satisfaction of the City Solicitor.
- 5. Council authorizing anchor-pinning into the City right-of-way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
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- 9. Direct staff to ask the applicant to enter into a housing agreement to secure the units as rental for a period of 20 years or more.
- 10. Consideration for balconies or larger windows to improve liveability.
- 11. Direct staff to undertake further discussions with the applicant regarding securing a legal easement for the pathway on the eastern edge of the property.
- 12. Direct staff to undertake further discussions with the applicant regarding under-grounding electrical services on the Store Street and Chatham Street frontages of the property.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

Amendment: It was moved by Mayor Helps, seconded by Councillor Alto, that the motion be further amended as follows:

> That subject to receipt of revised plans from the applicant addressing technical inconsistencies as required to the satisfaction of the Director of Planning and Sustainability, 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 Variances Application No. 00034 for 515 and 533 Chatham Street in accordance with:

- 1. Plans date stamped September 21, 2017.
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 - iii. General Regulations Part 19 Relaxation to allow more than one building on a lot.

- 3. Confirmation of cladding details and metal panel layout to the satisfaction of the Director of Planning and Sustainability.
- 4. Reconciliation of existing easements, as required to the satisfaction of the City Solicitor.
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- Council authorizing the street level projecting canopies over the City right-of-way on Chatham Street and Store Street provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
- 7. Final plans to be in accordance with the plans identified above to the satisfaction of City staff.
- 8. The Development Permit lapsing two years from the date of this resolution."
- 9. Direct staff to ask the applicant to enter into a housing agreement to secure the units as rental for a period of 20 years or more. to prevent future strata councils from prohibiting rentals.
- 10. Consideration for balconies or larger windows to improve liveability.
- Direct staff to undertake further discussions with the applicant regarding securing a legal easement for the pathway on the eastern edge of the property.
- 12. Direct staff to undertake further discussions with the applicant regarding under-grounding electrical services on the Store Street and Chatham Street frontages of the property.

Amendment to the amendment:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that the amendment be amended as follows:

that the amendment becomes additional language

On the amendment to the amendment:

DEFEATED 17/COTW

For: Councillors Isitt and Loveday

Opposed: Mayor Helps, Councillor Alto, Coleman, Lucas, Thornton-Joe, and Young

On the amendment: CARRIED 17/COTW

For: Mayor Helps, Councillor Alto, Coleman, Loveday, Lucas, Thornton-Joe, and

Young

Opposed: Councillors Isitt

Main Motion as amended:

That subject to receipt of revised plans from the applicant addressing technical inconsistencies as required to the satisfaction of the Director of Planning and Sustainability, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

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- 8. The Development Permit lapsing two years from the date of this resolution.
- 9. Direct staff to ask the applicant to enter into a housing agreement to prevent future strata councils from prohibiting rentals.
- 10. Consideration for balconies or larger windows to improve liveability.
- 11. Direct staff to undertake further discussions with the applicant regarding securing a legal easement for the pathway on the eastern edge of the property.
- 12. Direct staff to undertake further discussions with the applicant regarding undergrounding electrical services on the Store Street and Chatham Street frontages of the property."

On the Main Motion as amended: CARRIED UNANIMOUSLY 17/COTW

Committee recessed at 10:35 am and returned at 10:41 am



Committee of the Whole Report For the Meeting of October 5, 2017

To:

Committee of the Whole

Date:

September 22, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Development Permit with Variances No. 00034 for 515 and 533 Chatham

Street

RECOMMENDATION

That subject to receipt of revised plans from the applicant addressing technical inconsistencies as required to the satisfaction of the Director of Planning and Sustainability, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

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- 7. Final plans to be in accordance with the plans identified above to the satisfaction of City staff.
- 8. The Development Permit lapsing two years from the date of this resolution."

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 *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, and the siting, form, 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 Application for the properties located at 515 and 533 Chatham Street. The proposal is to construct a five-storey, mixed-use building containing ground floor commercial uses with approximately 159 residential units above. Variances associated with the Application are related to height, number of buildings on a lot and the location of residential use on the ground floor.

The following points were considered in assessing this Application:

- The proposal is generally consistent with the Downtown Core Area Plan (DCAP).
- The proposal is generally 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 since
 measures have been taken to incorporate lower building forms on the south side of the
 property providing a more sensitive fit to adjoining properties. Additionally, the height
 variance is mostly applicable to the stair access to the roof.
- The variance to allow residential uses on the ground floor is supportable since the majority of the ground floor will be dedicated to retail uses.
- The variance related to number of buildings on a lot is to facilitate the retention of the existing office building during the construction phasing.

BACKGROUND

Description of Proposal

The proposal is for a mixed-use residential development containing a five-storey, mixed-use building containing ground floor commercial uses with approximately 159 residential units above. Although technically counted as one building (joined by the parking structure) the proposal has been designed to appear as four separate buildings with varying heights from three to five storeys. Specific details include:

- 159 residential units
- two commercial units along Chatham Street (a total of 354m²)
- two levels of parking provided at-grade and underground for 165 vehicles
- · secure bicycle parking on the main floor, accessed via the residential lobby and parkade
- publicly accessible bicycle parking for 18 bicycles, located on Chatham and Store Streets
- rooftop amenity space for residents.

Exterior building materials include:

- "variable coloured" metal panels as a primary treatment with pre-weathered corten steel
 as an accent element to "book-end" the building
- fiber-reinforced cementitious "Oko Skin" as a secondary material to express vertical elements, the building base and the cornice
- steel trim columns at the ground level
- pre-finished metal cladding
- punched windows with iron surrounds and a combination of glass and iron guard rails for residential units
- storefront glazing with black aluminium mullions for the ground floor retail and residential units
- solid steel canopies at the ground level.

Landscaping elements include:

- five new municipal street trees along Chatham Street
- a central courtyard with residential-oriented pedestrian access
- a mixture of unit pavers in grey and rust tones and sandblasted concrete for the courtyard paving
- furniture and lighting elements in corten weathering steel, including structural columns on the corner of Chatham and Store Streets
- planting as detailed on the landscape plan.

The proposed variances relate to requests to:

- increase the building height from 15m to 19.52m
- allow residential use on the ground floor
- allow more than one building on a lot.

Sustainability Features

As indicated in the applicant's letter dated September 6, 2017, stormwater management practices are incorporated into the landscape proposal in addition to an overall net gain of five boulevard trees along the sidewalk and 18 on private property.

Active Transportation Impacts

The Application proposes the following features which support active transportation:

- secure bicycle parking for 165 residential units and two commercial units located in storage rooms accessed off Chatham Street
- publicly accessible bike racks for 18 bikes.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit 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 an area of 3,381m² and is presently occupied by a surface parking lot with one office building located on the western portion of 533 Chatham Street. The current Central Area General Commercial District (CA-3) Zone 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 existing CA-3C Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CA-3
Site area (m²) – minimum	3,381.10	N/A
Residential use location	Ground Floor*	Second storey +
Total floor area (m²) – maximum	9,420.00	10,143.00
Density (Floor Space Ratio) – maximum	2.98:1	3:1
Height (m) – maximum	16.39* (top of roof) 19.52* (top of stair access)	15.00
Storeys – maximum	6.00	N/A
Setbacks (m) – minimum:		
Front (Chatham Street)	0.22 (building wall) 0.00 (balcony)	0.00
Rear (south)	0.13	0.00
Side (east)	0.00	0.00
Side (Store Street)	0.23 (building wall) 0.00 (balcony)	0.00
Parking – minimum	165	0
Visitor parking – minimum	0	0
Bicycle storage (Class 1 secure) – minimum	167	166
Bicycle rack (Class 2 visitor) – minimum	18*	19

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications, on June 14, 2017 the Application was referred for a 30-day comment period to the Downtown Residents Association CALUC. At the time of writing this report, a letter from the CALUC had not been received.

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 variances.

ANALYSIS

Design Revisions and Advisory Design Panel Review

The Application was presented to the Advisory Design Panel (ADP) at a meeting on July 26, 2017 and the applicant's detailed response to the Panel's recommendations (dated September 5, 2017) is attached to this report. The following recommendation was made by the Panel:

- "...that the Advisory Design Panel recommend to Council Development Permit with Variances Application No. 00034 for 515 and 533 Chatham Street be approved with the following recommendations:
 - 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.
 - Providing a greater level of architectural detailing on the exposed blank walls.
 - Improving pedestrian flow and streetscape experience, visibility and access to the courtyard from Chatham and Herald Streets.
 - Improving pedestrian streetscape experience specific to the current parking entrance location on Store Street.
 - Review of the potential pedestrian connections along the east property line to improve long-term connectivity through the block.
 - Review of the residential amenity space on the roof with more programming and landscaping details to improve liveability."

The applicant has responded to ADP's recommendations as follows:

- refining the use of the 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 panelling
- 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 (although no formal access is being granted)
- 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.

On balance, staff are satisfied that the comments from ADP and staff have been adequately addressed. Further analysis is provided in the following sections related to the applicable Guidelines.

Development Permit Area and Design Guidelines

The Official Community Plan (OCP) identifies this property within DPA 1 (HC), Historic Core. The objectives of this designation are to conserve and enhance the heritage value of Downtown and encourage revitalization of the area through infill with high-quality architecture, landscape and urban design through sensitive and innovative interventions. Design Guidelines that apply to DPA 1 (HC) are discussed in the subsequent sections.

Downtown Core Area Plan (2011)

The subject property is within the Historic Commercial District as identified in the *Downtown Core Area Plan* (DCAP). The objectives of this district are to ensure sensitive integration of new infill development, retain the low-scale and small-lot character of the area and support an increase in the local population base through residential uses on upper storeys. The proposal responds to the relevant Guidelines as follows:

- the proposal would replace existing surface parking lots with a more intensive mixed-use development that supports the economic function of the Downtown Core Area
- a positive pedestrian environment would be created with the retail units on the ground floor for the south portion of Chatham Street
- weather protection would be provided through steel canopies above the commercial entrances
- parking would be provided behind the retail units on the ground floor.

The DCAP identifies the subject properties in the Historic Commercial District, which are characterized by a "saw-tooth" streetscape that generally rises and falls in height between one and five storeys. The proposed configuration of the development, designed to appear to be separate buildings clustered around a central courtyard, does go some way to responding to the Guidelines, and the three storeys proposed for buildings C and E create some variety in height across the site. However, a building height variance is being requested, which is discussed in more detail later in this report.

Overall, the Application is considered to be in compliance with the applicable Design Guidelines within the DCAP. However, as the subject site is in a prominent location within a Heritage Conservation Area, special care and attention should be given to the architectural quality and finishes of the building. The applicant has submitted a material sample board that demonstrates a relatively robust cladding that includes a variation in colour throughout the panels. The proportion of corten weathered steel has been increased through the review process and includes appropriate drainage mechanisms to reduce the potential for leachate. In addition, the rationalisation in the panelling to a smaller tile with a more random appearance does provide a more sensitive response to the rich texture of existing buildings in Old Town.

Old Town: New Buildings and Additions to Non-Heritage Buildings (2006)

The Old Town Design Guidelines encourage a sensitive response to the special urban character of Old Town, which includes a fine-grain urban fabric comprised of small scale and small lot characteristics. The subject property is located within the Chinatown District which includes buildings with varied heights ranging from three to five storeys. The Guidelines also state that

new proposals should add to the character of Old Town and stand shoulder-to-shoulder with the historic buildings and the streetscape. Although the Old Town Guidelines acknowledge designs that can assert themselves and have their own presence, there is still a need to be sensitive to the context and the fine historic buildings and streetscapes of Old Town.

The Applicant has attempted to address staff concerns regarding the massing by incorporating a central break in the elevation along Chatham Street through a change in colour, materials and a 1.04m recess. The corten weathered steel and metal paneling has also been refined to create the appearance of a random pattern with a smaller scale tile size. Although staff would still prefer to see a physical separation between Buildings B and D to provide a more sensitive response to the small lot character of Old Town, the design interventions included are on the whole considered to be acceptable in addressing staff concerns.

The Guidelines reference a specific characteristic of Chinatown being the off-grid path network and intimate scale of alleyways and courtyards within clusters of buildings. The proposal includes a central courtyard that is accessed via a sloped ramp and stairs connecting Chatham and Herald Streets on the east of the property line. However, it should be noted that no formal public access is proposed over these connections and that security gates are included within the courtyard, located at the stair access to Chatham Street. It is also the applicant's intent to include gates at either end of the public walkway on the east of the property line although these are not currently shown on the plans.

In summary, the proposal complies with the Guidelines as follows:

- including shop frontages and flexible (as per use) residential units at street level
- utilizing the entire lot width for the proposed building, creating a continuous building frontage
- providing rich architectural detail for the Chinatown context, including cladding patterns, balconies, signage, lighting and landscaping details
- maintaining a building height consistent with the predominantly four to five-storey context.

Advisory Design Guidelines for Buildings, Signs and Awnings (1981)

These Guidelines state that an acceptable Application will include consideration of an attractive streetscape and that the architecture and landscaping of the immediate area be identified and acknowledged. New construction will complement neighbouring heritage buildings in areas where they predominate. There are several designated and registered heritage properties in the immediate vicinity of the proposed development. These properties include 1802 Government Street on the southeast corner of Government and Chatham, the Nationally Designated sites of 532 and 536 Herald Street, the registered properties at 542 Herald Street, 1830 Store Street (Capital Iron) as well as 1824 Store Street. The proposal does incorporate a richly detailed building façade using contemporary materials, which complements the scale and texture of those used throughout Old Town, Chinatown and in the nearby Heritage buildings. In evaluating the proposal, staff recommend for Council's consideration that due to the revisions incorporated by the applicant, overall the Application is in keeping with the Guidelines and provides an appropriate response to the immediate context.

Guidelines for Fences, Gates and Shutters (2010)

The objective of these Guidelines is to ensure that where fences, gates and shutters are required, they are designed well and complement their surroundings. The Application is

consistent with these Guidelines and proposes appropriate fencing in weathered corten steel along the walkway to the east of Building D, with similar security fencing at the stairs along Chatham Street and within the central courtyard. Ensuring a cohesive design that integrates with the building is encouraged within the Guidelines.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application.

Regulatory Considerations and Plan Consistency

A number of technical inconsistencies have been identified in the review of the recently submitted plans that relate to height, setback and floor area calculations. As these may marginally affect the height variance being requested, staff recommend for Council's consideration that these are corrected prior to the Application advancing to an opportunity for public comment. In addition, the applicant intends to correct the omission of one publicly accessible bike rack for commercial use and include details of all proposed security gates. The staff recommendation provided for Council's consideration includes the necessary wording. If changes to the variances are proposed, an updated report from staff will be provided to Council prior to advancing the Application.

Proposed Variances

Three variances from the Zoning Regulation Bylaw are proposed as part of this Application.

Building Height

An increase in the height from 15m to 19.49m is being requested. The applicant has indicated in their letter that this height request is due to the ceiling height requirement for the commercial tenants on the ground floor. Additionally, the height variance largely relates to the stair access to the roof, and the highest part of the flat roof is 16.39m, approximately 1.3m above the maximum allowable height in the zone. It is worth noting that as part of the Draft Downtown Zoning Bylaw, stair access would not be counted towards height or number of storeys. Although not formally approved by Council, the subject property would be covered by the new interpretation, which would reduce the height variance being requested to 16.39m.

The proposed building height does not exceed the height of the tallest heritage designated property at 532 Chatham Street, which is also zoned CA-3 (Central Area General Commercial District). The stepping down of the building height to three storeys for parts of the development identified as Building C and E in the south also provides a sensitive response to the context. For these reasons staff recommend that Council support the proposed height variance.

Location of Residential Use

Under the existing CA-3 (Central Area General Commercial District) zone, residential uses are restricted to the second storey and above. The intent of this regulation is to provide active uses at the street level and to create a welcoming pedestrian environment through commercial frontages in the Downtown Core. The Application proposes two commercial units at the street level at the intersection of Chatham and Store Streets with five ground level residential units situated along the remainder of Chatham Street. The street frontage of these units has been designed with flexibility in mind by introducing large retail style glazing, which will allow for other

uses permitted in the zone to occur (such as artisan studios). For this reason, staff recommend that Council support the proposed variance.

Number of Buildings on a Lot

The applicant wishes to pursue a phased construction approach. Although it is the applicant's intent that the project would proceed sequentially, there is the possibility that Phase 2 (Building D) would not be built immediately after the first phase or potentially at all. Development Permit Plans have been prepared with this unlikely eventuality in mind, ensuring that an interim condition is maintained. Additional information is included in the Application package to highlight the potential design implications if this scenario occurred. Additionally, in the event that Phase 2 did not occur, and/or the applicant consolidated all lots as part of Phase 1 with the construction timing for Phase 2 occurring on a later schedule, a variance under the General Regulations of the *Zoning Regulation Bylaw* for the number of buildings on a lot would be required as the existing building at 533 Chatham Street would remain. Appropriate wording has been included in the recommendation for Council's consideration and staff recommend that Council support the proposed variance.

Easements and Encroachment Agreements

A number of easements exist on the adjacent lots. These primarily relate to access for adjacent buildings and access to underground utilities. The applicant has indicated that these agreements will not be affected by the proposed development. However, for greater certainty staff recommend including appropriate wording which would allow for the reconciliation of these easements as necessary.

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. In order to facilitate these canopies, the applicant is required to enter into an Encroachment Agreement with the City. Appropriate wording is included in the recommendation for Council's consideration.

CONCLUSIONS

The Application would allow for a mixed-used development ranging from three to five storeys on a vacant site within Old Town. The proposal is in keeping with the immediate context in terms appropriate detailing and improvements have been made to the quality and application of the exterior finishes and materials. While the continuous building along Chatham Street is large in scale, on the whole staff conclude that adequate architectural interventions have been incorporated to help break up this elevation. Staff recommend Council consider supporting the Development Permit with Variances.

ALTERNATE MOTION

That Council decline Development Permit Application with Variances No. 00034 for the property located at 515 and 533 Chatham Street.

Respectfully submitted,

C. R. Wain.

Charlotte Wain

Senior Planner - Urban Design

Development Services

Jonathan Tinney, Director

Sustainable Planning and Community

Development Department

Report accepted and recommended by the City Manager

Date:

List of Attachments

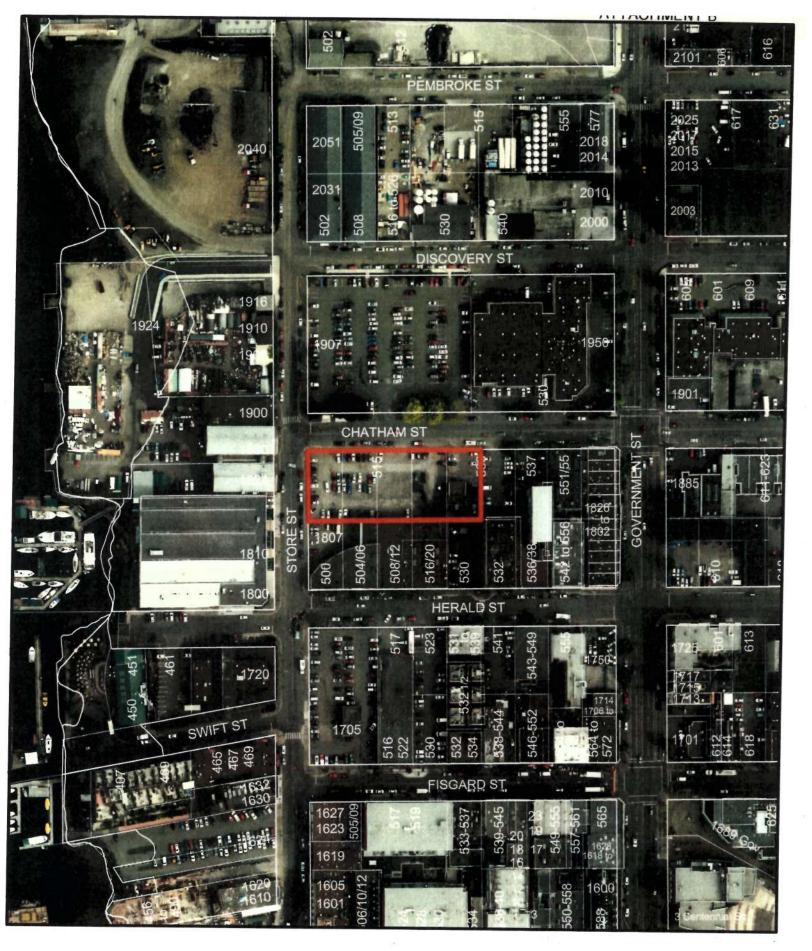
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Letter from applicant to Mayor and Council dated September 21, 2017
- Attachment D: Letter from applicant in response to Advisory Design Panel, date stamped September 6, 2017
- Attachment E: Staff report to Advisory Design Panel dated July 12, 2017 and associated plans dated July 14, 2017
- Attachment F: Plans date stamped September 21, 2017.





515 and 533 Chatham Street
Development Permit with Variance #00034







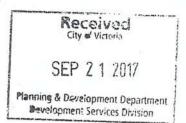
515 and 533 Chatham Street
Development Permit with Variance #00034



Christine Lintott Architects

September 21, 2017

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



RE: 515 Chatham Street, Development Permit Application – Further Revised

On behalf of Old Town Ironworks Inc., we are pleased to submit for your consideration our further revised application for Development Permit for the redevelopment of the two municipally addressed properties at 515 and 533 Chatham Street, herein referenced as the anticipated consolidated property, 515 Chatham Street.

The proposal envisions a pedestrian-oriented, mixed-use development for this notable site on the edge of Victoria's historic Old Town district. Modest and efficient suite designs, afford street views and/or overlooks into an expansive, resident- oriented, interior courtyard. New greenspace/open space, access to light and air, and proximity to extensive services and amenities figure prominently in the appeal of this development.

Please consider our application in the context of the information provided below, in addition to our complete drawing re-submission and accompanying documentation.

Description of Proposal

The development site is bounded by Chatham Street on the north, Store Street on the west, residential property fronting on Chatham Street to the east and commercial properties fronting on Herald Street to the south. The proposal includes the following:

- Replacement of surface parking lots fronting on Chatham and Store Streets with a mixed-use commercial/residential development;
- Construction of four building structures, with two five storey buildings fronting Chatham and Store streets, stepping down to three storeys along the southern property boundary, with a single level courtyard podium accessing through to Herald Street.
- Landscaping of an intensive central courtyard, composed of porous, resident-oriented pedestrian connections and a dynamic hard and soft scape treatment;
- Definition and animation of the public realm on all street frontages.

Project Benefits and Amenities

The proposal as submitted retains its existing zoning designation, requesting variances for overall height and provision of five residential units at grade fronting along Chatham Street. It responds to the significant demand for housing in the City's urban core, providing a range of unit types. Off-street parking is provided to meet market demand and mitigate against increasing demand in the Downtown, nonetheless the project is positioned to be pedestrian oriented, with street level access off Chatham and Store Streets as well as from Herald Street. The proposal anticipates contiguous streetscape improvements compliant with the City of Victoria standards. Provision of a landscaped, resident-oriented central courtyard brings greenspace to a former parking lot on a major intersection in the neighbourhood, and the introduction of a sloped pedestrian pathway along the east property line, promotes daytime connectivity between Old Town and the Rock Bay District.

Requested Variances

We are requesting a 4.52m variance in height from the allowable 15m to 19.52 m. This height is the result of providing a taller, "commercial" height, street level frontage, distributing the allowable density across the site to frame on-site open space, and providing stair (and elevator) access to rooftop patios for residents. The tallest point on the building is the top of the stair to rooftop access (the higher elevator overrun is excluded from the calculation of height). It is this amenity feature that is the largest driver of the requested variance in height, at approximately 3.1m. The allocation of the residential component of the project over five storeys allows the calculated density of 2.98:1 (less than the allowable 3.0:1) to be achieved while also being able to provide resident-oriented, on-site open space.

With respect to the second variance to allow residential use on the first, street level, our client's market research has shown that conventional retail/commercial uses along Chatham Street are less viable, at this time. The provision of residential/home occupation use along a portion of the street frontage will appeal to small scale entrepreneurs, providing an opportunity for affordable, small scale businesses to reside in this transitional neighbourhood. The building has been designed in such a way that as the neighbourhood evolves and conventional retail becomes more viable, the building can be adapted to support this evolution. It is critical that the uses along this frontage are successful in providing animation, immediately and ongoing, affording necessary vitality to this changing part of the community.

Neighbourhood

The proposal occurs on the edge of the Core Historic district of the downtown. Accessed directly off two streets, Chatham Street to the north and Store Street to the west, the proposed ground oriented, low rise structures strengthen the pedestrian-oriented nature of this project. Further, the project is conceived to enhance connectivity to the vibrant downtown core through courtyard access across a neighbouring site directly through to Herald Street. This latter linkage is a key set out concept for the project and is a definer of the massing and ideas about connectivity for the residents to the larger neighbourhood that the project is proposing. A sloped pedestrian pathway introduced along the east property line, in response to input from the Advisory Design Panel, replaces the existing stair connection providing access for residents of 532 Herald Street to parking, while also providing daytime connectivity through the site to Chatham Street.

Design and Development Permit Guidelines

The proposal falls within the Downtown neighbourhood and is consistent with the strategic direction described in the City's Official Community Plan to "accommodate 50% of forecast new population and housing growth earmarked for the Urban Core over the next 30 years". Designated as a Core Historic site, the proposal is consistent with the built form, place character features and uses of the designation; Specifically:

- "multi-unit residential, commercial and mixed-use buildings"
- "buildings up to approximately five stories set close to the sidewalk with high site coverage"
- "historic building forms and materials, and compatible new construction"
- "total floor space ratios ranging up to approximately 3:1"

Referencing the applicable *Design Guidelines: Old Town, Victoria BC*, the proposal is consistent with the following guidelines:

- · "the design of new buildings...and new urban spaces to respond to changing ways of working,
- living and playing..."
- "There are many ways to design a new building...that are in harmony with their surroundings. They
 range from copying nearby architectural forms, through re-interpreting new materials, to using new
 forms and materials that compliment what is already there. All of these approaches are valid as long as
 they are skillfully executed."
- "Designs...that can assert themselves that have their own presence while being sensitive to their
- context..."
- In addition to the above noted guidelines, a number of design principles and concepts have been applied to the density, layout, scale, landscaping and appearance. These are summarized as follows:
- The proposal approaches the available zoning compliant density at 3:1, with the residential floor space composed of a variety of unit types, from studios to multi-level townhomes. Residential vehicle and bicycle parking is provided through a two-level covered/underground structure.
- The scale and layout of the proposal is ground-oriented and pedestrian scaled, defining a distinct, usable
 courtyard for residents, along with delineating edges to the adjacent streets. Commercial uses are
 located to animate the street (at the corner of Chatham and Store Street), while residential uses are
 configured to optimize access to light and air, with strong connections to the ground and overlook into
 the urban realm, including orientation to the on-site open spaces.
- Connections to the surrounding streets for residents are provided, including direct access to Chatham,
 Store and Herald Streets. Passageways and pockets of seating, are provided to support rest and contemplation, animating this on-site resident amenity.
- The building forms aim to strike a balance between the historic, industrial nature of the site and the present day urban fabric of the neighbourhood. A modest palette of high quality materials is intended to

withstand the ruggedness of the local climate. This palette of materials is punctuated by robust elements such as accent cast iron fixtures and fittings (lights, opening surrounds and rain water leaders), and highly detailed street frontages intended to make a direct connection to the site's industrial history.

Finally, with respect to consultation, extensive marketing consultation was undertaken to determine the optimal range of unit typologies and amenities in response to identified opportunities for aligning with the target market population's income levels and self-expression. The result of these consultations is a ground-oriented, pedestrian-focused development, affording access to a full range of urban amenities, both on site and in proximity to the project.

Transportation

As no off-street parking is required for this site, the proposal exceeds the vehicle parking standards of Schedule C Off-street Parking, and provides both resident and visitor stalls. The proposal meets the bicycle parking standards of Schedule C. Per the City's Greenways Map, Chatham Street is designated a "shared greenway", which the proposed streetscape improvements reinforce. The proposal is in close-proximity to major downtown transit routes, especially those served by the Douglas corridor. Proposed sidewalk improvements are incorporated along the Chatham and Store Street frontages, as are enhanced pedestrian connections between Chatham and Herald Streets.

Green Building Features

In site selection and design, the proposal is an infill project, in the City's downtown core. Proximity to services and amenities and transportation options constitute positive planning and design practices. The project will meet the energy and water efficiency requirements of the British Columbia Building Code. Stormwater management practices are incorporated in the landscape proposal, as well as a net gain of the overall number of trees proposed, enhancing the City's urban forest.

Infrastructure

Subject to the City of Victoria's Engineering assessment of the proposal, the site is adequately serviced along both Store and Chatham streets, where sanitary, storm, and water mains reside. In addition, gas is available along the Store Street corridor. Infrastructure tie-ins are including in the Civil documentation, as well as coordinated with the landscape and related site improvements.

Summary

The proposed construction of a mixed-use residential project at the corner of Chatham and Store Streets, facilitates the transition of a district that is under-utilized and dominated by surface parking lots, to one that supports the extension of the urban fabric of the Downtown and Old Town districts. In particular, this proposal aims to meet the urgent demand for housing options in close proximity to employment, commercial and recreational opportunities with a diverse range of unit types. Strongly defined street edges in combination with a significant urban green space for residents aim to make a meaningful contribution to the strengthening of the neighbourhood fabric.

We welcome the opportunity to work with both City staff and yourselves to move forward with the proposal and to respond to the demand for housing in our community. We thank you for considering our application.

Sincerely,

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

Received City of Victoria

SEP 0 6 2017

Planning & Development Department
Bevelopment Services Division

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



Advisory Design Panel Report For the Meeting of July 26, 2017

To:

Advisory Design Panel

Date:

July 12, 2017

From:

Charlotte Wain, Senior Planner - Urban Design

Subject:

Development Permit with Variances No. 00034 for 515 and 533 Chatham Street

RECOMMENDATION

Recommend to Council that Development Permit Application with Variances No. 00034 for 515 and 533 Chatham Street does not sufficiently meet the applicable design guidelines and should be revised with the following changes, along with any other recommendations by the Advisory Design Panel:

- breaking up the scale and massing of the proposal to provide a better fit with the fine grain and small lot characteristic of Old Town
- b) provision of materials that provide a sensitive response to the detailed texture and variety of the immediate context
- c) providing a greater level of architectural detailing on the exposed blank walls
- d) improving the pedestrian streetscape experience and the view from the public realm along Chatham Street, Herald Street and Store Street
- e) eliminating any Crime Prevention Through Environmental Design (CPTED) concerns associated with the stairs between Building A and B in Phase 1, the stairs to east of Building E in Phase 2 and the vehicle access along Store Street

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 515 and 533 Chatham Street and provide advice to Council.

The purpose of this report is to present ADP with information, analysis and recommendations regarding a Development Permit with Variances Application for the property located at 515 and 533 Chatham Street. The proposal is to construct a five-storey, mixed-use building containing 160 residential units and five ground-floor commercial units. Variances associated with the Application are related to the height and the location of residential use on the ground floor.

The following policy documents were considered in assessing this Application:

- Official Community Plan (OCP, 2012)
- Downtown Core Area Plan (DCAP, 2011)

- Guidelines for Fences, Gates and Shutters (2010)
- Design Guidelines: Old Town, Victoria BC (2006)
- Advisory Design Guidelines for Buildings, Signs and Awnings (2006)
- Standards and Guidelines for the Conservation of Historic Places in Canada.

COUNCIL DIRECTION

The Application has not yet been presented to the Committee of the Whole. The intent is to present the Application to Committee with the benefit of advice from the Panel.

BACKGROUND

Project Details

Owner:

Mr. Chris Le Fevre

Le Fevre & Company

Applicant/Architect:

Ms. Christine Lintott

Christine Lintott Architects

Development Permit Area: Development Permit Area 1, Core Historic (HC)

Heritage Status:

N/A

The following data table compares the proposal with the existing CA-3C Zone, Old Town District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposed Development	Zone Standard CA-3C Zone
Site area (m²) – minimum	3381.10	N/A
Density (Floor Space Ratio) – maximum	2.79:1	3.0:1
Total floor area (m²) – maximum	9420.00	10,143.30
Height (m) – maximum	16.39* (top of roof) 19.49* (top of stair access)	15.00
Storeys – maximum	6 (including 1 storey roof access)	N/A
Setbacks (m) – minimum	×	
Front (Chatham Street)	0.22 (wall) 0.00 (balcony)	0.00
Rear (South)	7.27	0.00
Side (East)	0.00	0.00
Side (West)	0.00	0.00
Flanking Street (Store)	0.23 (building wall)	0.00

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Zoning Criteria	Proposed Development	Zone Standard CA-3C Zone
Parking – minimum	170	0
Visitor parking included in the overall units – minimum	0	0
Bicycle parking – minimum		
Class 1 (secure stalls)	167	165
Class 2 (visitor stalls)	18	18

Description of Proposal

The proposal is to construct a five-storey, mixed-use building with ground-floor retail fronting Chatham and Store Streets with residential uses above. Five residential units are proposed along the eastern portion of Chatham Street. The building has a Floor Space Ratio (FSR) of 2.79:1 and a maximum height of 19.49m.

The proposal includes the following major design components:

- 160 residential units
- five commercial units along Chatham Street (a total of 354m²)
- two levels of parking provided at-grade and underground for 170 vehicles at a ratio of 1.06 stalls per unit, accessed via Store Street
- secure bicycle parking on the main floor, accessed via the residential lobby and parkade
- publicly accessible bicycle parking for 18 bicycles, located on the corner of Chatham and Store Streets and within a recess on the ground floor at the east of Building D
- · roof amenity space for residents.

Exterior building materials include:

- metal panels in a dark rust/brown colour as a primary treatment
- fiber-reinforced cementitious "Oko Skin" as a secondary material to express vertical elements, the building base and the cornice
- steel trim columns at the ground level
- pre-finished metal cladding
- punched windows with iron surrounds and iron guard rails for residential units
- storefront glazing with black aluminium mullions for the ground floor retail and residential units
- solid steel canopies at the ground level.

Landscaping elements include:

- five new municipal street trees along Chatham Street
- a central courtyard with residential-oriented pedestrian access
- a mixture of unit pavers in grey and rust tones, and sandblasted concrete for the courtyard paving
- furniture and lighting elements in corten weathering steel, including structural columns on

the corner of Chatham and Store Streets

planting as detailed on the landscape plan.

The proposed variances relate to requests to:

- increase the building height from 15m to 19.49m
- allow residential use on the ground floor.

Sustainability Features

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

Design Revisions

Since the application was submitted, a number of design revisions have been included in response to staff comments including the following:

- an increase in the proportion of commercial use along Chatham Street
- a reduction in the stair projection between Buildings A and B
- incorporation of "Oko Skin" detail for the cementitious panel
- provision of regular breaks in the parapet
- provision of additional information including precedent images of building finishes and landscape.

Consistency with 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 through infill with high-quality architecture, landscape and urban design through sensitive 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.

ISSUES

The issues associated with this project are:

- the scale and massing as they relate to the Chinatown and Old Town context
- the appropriateness of the finishes and materials as they relate to the Chinatown and Old Town context and the Heritage Conservation Area
- the ground floor design as it relates to the pedestrian experience, with particular attention to the stair access on Chatham Street and the vehicle access along Store Street
- potential Crime Prevention Through Environmental Design (CPTED) concerns associated with the security gates, the central courtyard space and the vehicle access along Store Street.

ANALYSIS

Scale and Massing

The Old Town Design Guidelines encourage a sensitive response to the special urban character of Old Town, which includes a fine-grain urban fabric comprised of small scale and small lot characteristics. In Chinatown specifically, this includes buildings with varied heights ranging from three to five storeys. The Guidelines also state that new proposals should add to the character of Old Town and stand shoulder-to-shoulder with the historic buildings and the streetscape.

There are several designated and registered heritage properties in the immediate vicinity of the proposed development. These properties include 1802 Government Street on the southeast corner of Government and Chatham, the Nationally Designated sites of 532 and 533 Herald Street, the registered properties at 542 Herald Street, 1830 Store Street (Capital Iron) and 1824 Store Street. This serves to highlight the importance of responding to the heritage context in a sensitive manner.

The *Downtown Core Area Plan* (DCAP) identifies the subject properties in the Historic Commercial District, which are characterized by a "saw-tooth" streetscape that generally rises and falls in height between one and five storeys, with articulated brick and stone façades, buildings situated up to the public sidewalk and continuous street-level storefronts. The Guidelines require the retention of the Historic Commercial District's current compact, diverse, low-scale and small-lot character.

The proposed configuration of buildings clustered around a central courtyard does go some way to responding to the Guidelines, and the three storeys proposed for Buildings C and E create some variety in height across the site. However, staff have raised concerns with the overall scale, massing and height as they relate to the immediate context; in particular, the long expanse of Buildings B and D, which would be combined as one building at the end of Phase 2 of construction. The Applicant has attempted to address staff comments by incorporating a central break in the elevation along Chatham Street through a change in colour, materials and a slight recess. However, staff recommend that greater variety in scale and height is required to assist in breaking up the scale of the larger buildings (Buildings A, B and D). This may be achieved in a number of ways, such as a complete separation between Phases 1 and 2, a more pronounced recess along Chatham Street, variations in height, or shifts in colour or materials. ADP is invited to comment on the scale and massing of the proposal and any opportunities to provide a more sensitive response to the fine-grain scale and varied heights noted in the Guidelines.

Finishes and Materials

Old Town is characterized by texture and detailing that varies from building to building, with load-bearing stone and brick masonry being the predominant building material. The Guidelines encourage new developments to respond to these characteristics to richen and amplify the sense of place. Ensuring design quality through the use of high quality finishing materials with detailed architectural quality is an important objective within DCAP.

Materials

Although the Old Town Guidelines acknowledge designs that can assert themselves and have their own presence, there is still a need to be sensitive to the context. The subject site is located

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on the edge of the Chinatown district, and is surrounded by buildings that are varied in architectural finishes and detailing, including masonry, stucco and metal cladding. The Applicant has provided no evidence to demonstrate how the proposed finishes respond to the Old Town context, other than a branding exercise to assert an "Ironworks" palette in reference the site's industrial history. The use of weathering steel is proposed as the primary landscape finishing material. Due to the Applicant's desire to avoid the runoff sometimes associated with weathered steel onto paved areas, the primary building material is proposed to be a dark brown metal cladding, which is intended to complement the weathered steel landscape finishes. Staff have concerns with the extensive use of metal cladding not being of sufficiently high quality and being inappropriate to the context. One of the key characteristics of Old Town is the individual expression of building frontages that add to the fine-grain character and rich historic fabric. The proposal has taken an approach at applying the metal cladding at a scale too large for the context. Integrating a small proportion of weathering steel may be appropriate as an accent building treatment if paired with richly textured materials, and if careful consideration is given to integrating building planes with appropriate drainage. The use of fiber-reinforced cementitious "Oko Skin" cladding may assist in breaking up the overall scale of the buildings by providing some texture and detail, although at the time of writing this report a physical sample was not available for staff to fully review this material. The proposal includes a vertical expression of this architectural element, although a horizontal alignment with concealed fastenings would be more sensitive to the context and surrounding heritage brick buildings.

The proposal does include a simple palette with limited materials which is commendable, and staff are not advocating for the use of a greater variety of materials. However, the ADP's advice is being sought on the proposed finishes, materials and architectural details, as well as whether these are considered appropriate to the Chinatown and Old Town heritage context.

Upper Termination and Detailing

As mentioned earlier in this report, the Guidelines emphasize the rich architectural detailing of Old Town and many of the uppermost portions of buildings in the area terminate with a cornice that protrudes from the wall. This is mostly decorative in nature but does serve the dual purpose of protecting the façade. The proposed termination of the building would be "Oko Skin" cladding with pre-finished metal flashing. Opportunities exist to enhance the termination of the building in a contemporary manner that speaks to the context of other buildings in the area, and the ADP is invited to comment on this aspect of the design.

Blank Walls

The DCAP encourages visually articulated designs and detailing in building bases and street walls to enhance visual interest for pedestrians. The proposal contains a number of blank walls, including the south elevation of Building A, the east elevation of Building D, both east and west elevations of Building C and the west elevation of Building E. While it is recognized that adjacent sites may be developed in the future, there should be sufficient visual interest on these elevations in the interim as well as providing a welcoming space for the inner courtyard. The Applicant has responded to staff comments by including additional reveals in the metal cladding on these elevations. However, given the attention to detail in the Ironworks palette, as demonstrated through precedent images, the proposal could benefit from similar treatment along the blank walls. This is of particular importance on the east and west side elevations for Buildings C and E, which will remain visible for the life of the proposed development. The ADP is invited to comment on

whether sufficient visual interest has been provided on the blank elevations or if there are opportunities for further detailing in these locations.

Pedestrian Experience

The Guidelines encourage pedestrian-friendly streetscapes that are inviting and active. Chatham Street and Store Street are identified as commercial streets within DCAP, and active commercial uses are one of the defining characteristics. In response to staff comments, the Applicant has increased the proportion of commercial use, which now extends along the entire length of Building B (approximately half the length of the site when combined with Building A). The increased proportion of commercial level glazing is welcomed and adds interest at the pedestrian level, although the small 51m² (554 sq. ft.) units may not be conducive to commercial adaptability over time. Opportunities exist to articulate the plane along the street level with distinct retail bays characteristic of Old Town, which would provide more visual interest and greater opportunities for pedestrian interaction.

Although the proposal includes recesses and seating areas to enhance the pedestrian experience, the three sculptural columns at the intersection of Chatham and Store Streets will impede pedestrian movement. The Applicant refers to the sculptures as being a defining element of this gateway site, although this is not supported by the policy. Staff would prefer to see this detail integrated into the overall building design rather than it being a feature adjacent to the sidewalk.

A stair access is proposed from the central courtyard, linking Herald Street to Chatham Street. The access will be for residents and the Applicant is not willing to secure public access through the site by means of a statutory right-of-way. Taking this into consideration, staff have questioned the need for a stair access in this location, since it creates a distinct break in the pedestrian experience that could otherwise be devoted to active retail use. This further detracts from the welcoming pedestrian experience sought by the Guidelines. There is no formal connection proposed through the surface parking lot to the south, and ultimately this lot could be redeveloped in the future, which would result in the grand stair/ramp access being redundant. Advice from the ADP is sought regarding opportunities to enhance the pedestrian experience as it relates to the stair access from the central courtyard to Chatham Street.

The current zoning does not require parking, although provision of 170 stalls are being proposed, which the Applicant notes as being a necessity for the current market. To facilitate this provision of parking, a 6m wide vehicular access is proposed along Store Street which ultimately prevents any active use along this commercial street, detracting from the pedestrian experience. Staff have advised the Applicant that a zero parking rate would be supportable given the current zoning. The ADP is invited to comment on any opportunities to enhance the pedestrian experience along Store Street, recognizing the Applicant's desire to exceed the parking requirements under the current regulations.

Potential CPTED Concerns

Public access is not proposed through the central courtyard; it is intended primarily for residential use. The proposal includes a gate at the top of the stairs between Buildings A and B as well as between Buildings D and E (although no details of the gate design have been included in the package). Staff understand that the intent is to relocate the gate between Buildings A and B to the bottom of the stairs, which would help to eliminate any potential Crime Prevention Through

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July 12, 2017

Environmental Design (CPTED) concerns. However, a large open space is proposed to the north of the stair/ramp access which has the potential to be an unsecured loitering area. Residential units do face onto this space adding an element of natural surveillance, although staff have raised concerns with the functionality of the space given the lack of formal public access and the uncertainty with the potential redevelopment of the adjacent lot.

The vehicular access off Store Street includes an overhead gate set back from the building frontage behind four parking stalls. This recess has the potential to create a perceived fear of crime and further detail is required to ensure this space is well lit with no potential entrapment spaces. Staff have advised the Applicant that an independent CPTED analysis may benefit the proposal and the ADP is invited to comment on any opportunities for improvement in this area.

OPTIONS

- Recommend to Council that Development Permit Application No. 00034 for 515 and 533 Chatham Street does not sufficiently meet the applicable design guidelines and the following changes are required along with any other recommendations by the Advisory Design Panel:
 - a) breaking up the scale and massing of the proposal to provide a better fit with the fine-grain and small lot characteristic of Old Town
 - b) provision of materials that provide a sensitive response to the detailed texture and variety of the immediate context
 - c) providing a greater level of architectural detailing on the exposed blank walls
 - d) improving the pedestrian streetscape experience and the view from the public realm along Chatham, Herald and Store Streets
 - e) eliminating any Crime Prevention Through Environmental Design (CPTED) concerns associated with the stairs between Building A and B in Phase 1, the stairs to east of Building E in Phase 2 and the vehicle access along Store Street.
- 2. Recommend to Council that Development Permit Application No. 00034 for 515 and 533 Chatham Street be approved as presented.
- Recommend to Council that Development Permit Application 00034 for 515 and 533
 Chatham Street does not sufficiently meet the applicable design guidelines and polices and should be declined.

CONCLUSION

The proposal would result in a major redevelopment of a significant part of Chinatown, and would add vibrancy to an otherwise underutilized site. Efforts have been made to respond to the heritage context through the cluster of buildings organized around a central courtyard for residents. However, the proposal does not adequately respond to the immediate context in terms of scale, massing and finishes. Opportunities also exist to enhance the pedestrian experience along both Chatham, Store and Herald Streets. To this end, staff are recommending that the proposal does not sufficiently meet the applicable design guidelines and polices and should be revised based on staff's feedback as well as with input from the Advisory Design Panel in order to better respond to the Guidelines.

ATTACHMENTS

- Aerial Map
- Zoning Map
- Plans date stamped July 14, 2017
- Applicant's letter dated May 2, 2017.

cc: Christine Lintott, Christine Lintott Architects.

APPLICATION FOR DEVELOPMENT PERMIT AT 515 CHATHAM STREET



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A4.01

A4.02

Project Information Table

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CONTACTS LE FEVRE & COMPANY

530 HERALD STREET VICTORIA, BC VBW 156

CONTACT CHRIS LE FEVRE

119 KILVIN BOAD

VICTORIA, BC VEZ 1C4 25C-475-1300

CONTACT: WAYNE FAREY

CONTACT: EMBERLY WILLIAMS

SURVEYOR
IE ANDERSON & ASSOCIATES
4212 GLANFORD AVE
VICTORIA, BC VEZ 487
15C-727-2214

Spatial Separation Calculations

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UNIT 1 - 864 QUEENS AVENUE VICTORIA, BC 250 184-1968

CONTACT: CHRISTINE UNITOT

200 TYEE ROAD VICTORIA, BC VSA 6XS 250-366-7794

CONTACT: TERRY BERGEN

200 TYEE ROAD VICTORIA, BC VIA 6X5 25C-386-7794

CONTACT LEON PLETT

28 - 495 DUPPUN RUAD VIETORIA, BC VBZ 188

CONTACT: BEY WINDLACE

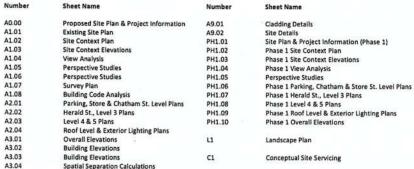
LANDSCAPE

Sections

Site Sections Sections

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July 12, 2017 ADP Review

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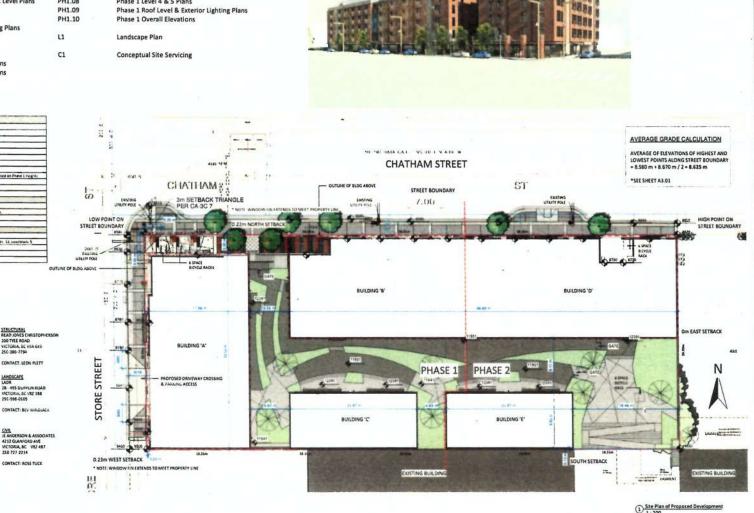
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515 Chatham Street

Proposed Site Plan & Project Information

CLA 16-30 Checked by

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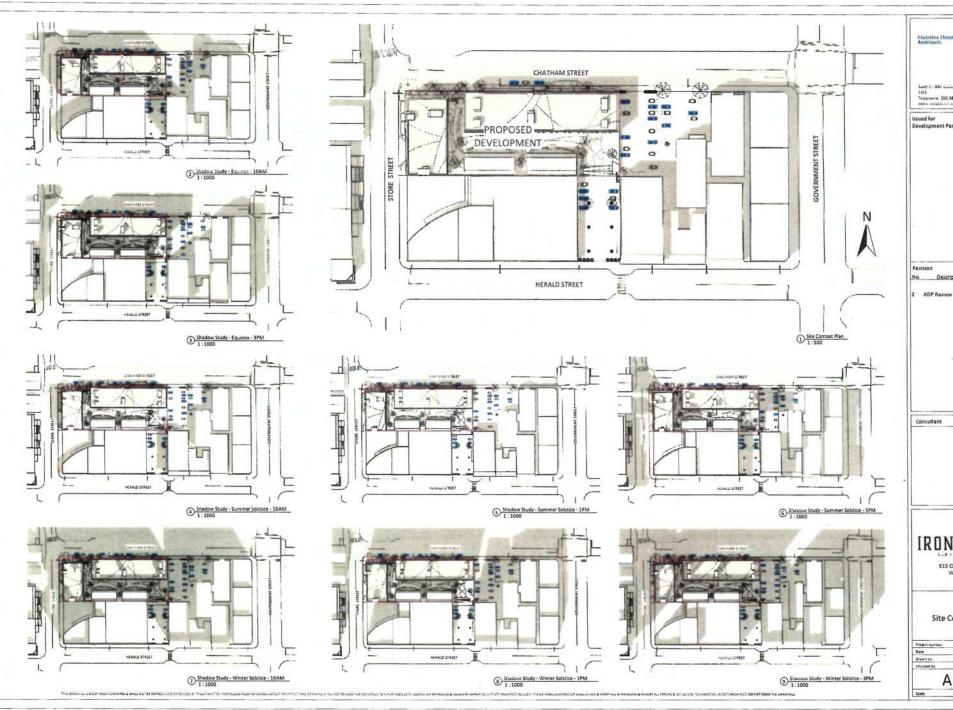
515 Chatham Street Victoria, BC

Existing Site Plan

Project number CLA 16-30
Date July 12, 2017
Drawn by NR
Checked by CL

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Suite 1 - 85t Queen, Avenualist 15/5 Telephone 250 384,1969 www.milatteshirest.ca

Issued for Development Permit March 2, 2017

July 12, 2017

IRONWORKS

515 Chatham Street Victoria, BC

Site Context Plan

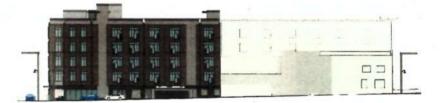
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South Context Elevation
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3 West Context Elevation 1:250

ristine Lintest Indeeds

Suite 1 - 854 Guerrin Avenue, Victoria, BC VST 1875 Telephone, 250-184,1969 www.notostavonicst.us

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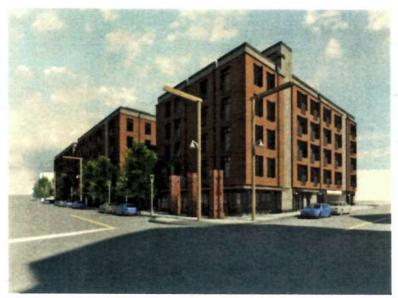
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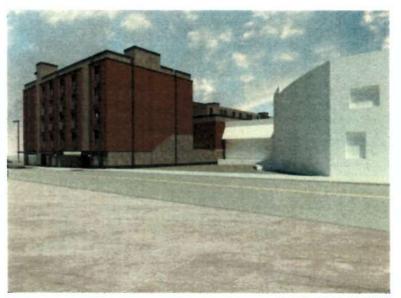
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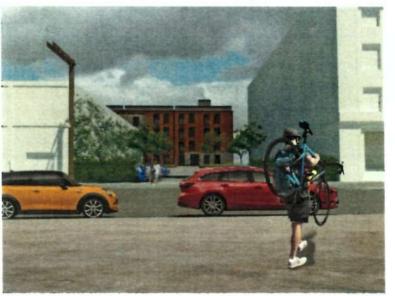
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CHATHAM STREET LOOKING SOUTHWEST



STORE STREET LOOKING NORTHEAST



HERALD STREET LOOKING NORTHEAST



Suite 1 - 854 Queens Arenus, Victima, 8C VST 1M5 Telegrapie, 250,384,1969 www.initetterendest.ca

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515 Chatham Street Victoria, BC

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AERIAL PERSPECTIVE



VIEW FROM HERALD STREET



VIEW FROM CHATHAM & STORE STREETS



VIEW THROUGH MEWS



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515 Chatham Street Victoria, BC

Perspective Studies

CLA 16-30 July 12, 2017 NR CL



STREETSCAPE VIEW



INNER COURTYARD



PERSPECTIVE - CHATHAM STREET

Suite 1 - 854 Queens Avenue, Victiona, SC VST 1945 Telephone: 250,386,1969 www.injuitarchitect.ca

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SITE PLAN LaFevre & Co

① Survey Plan 1:250

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515 Chatham Street Victoria, BC

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Building Code Analysis - Overview - Parkade Building

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Building Code Analysis - Overview - Residential Buildings "C" & "E"

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Super 1 - 364 Guerro Avenue, Victoria, BC VST 1M5 Felephone, 250 384 1969 www.artiottarchitect.ca

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July 12, 2017

ADP Review

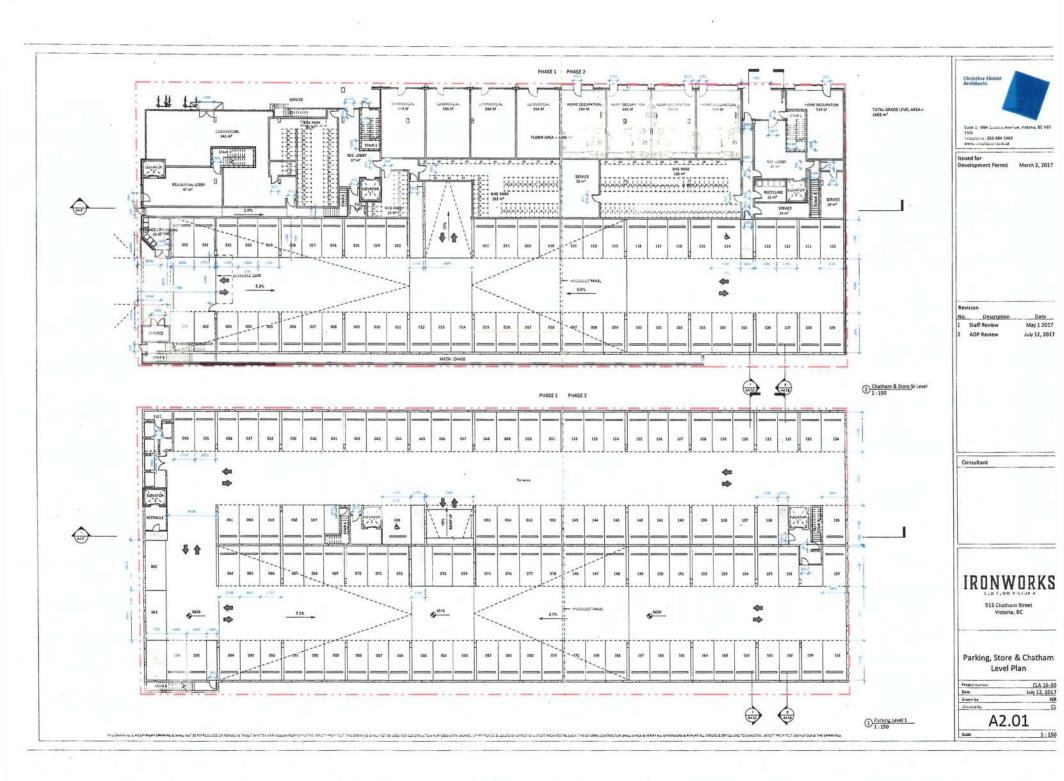
Consultant

IRONWORKS

515 Chatham Street Victoria, BC

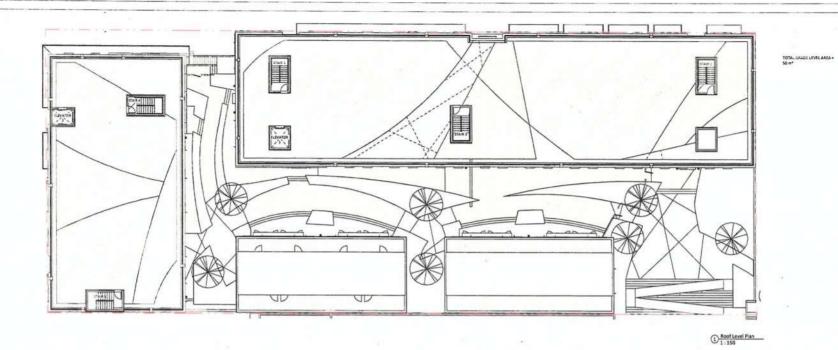
Building Code Analysis

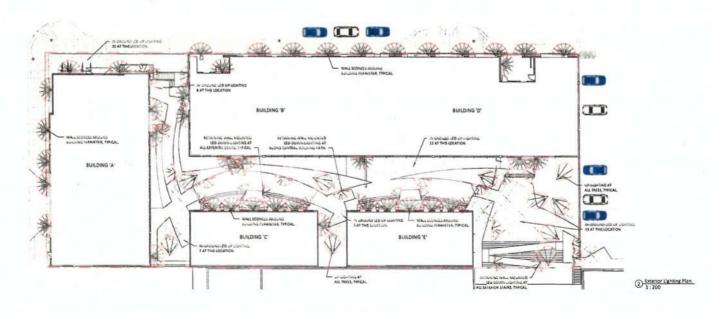
CLA 16-30 July 12, 2017 TK CL











Christine Lintott Architects

Suce 1 - 854 Queens Avenue, Victoria, SC VST 1M5 Telephone, 250,384,1969 When inhalfershied as

issued for

Development Permit March 2, 2017

No. Description Date 1 Staff Review May 1 2017 2 ADP Review July 12, 2017

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IRONWORKS

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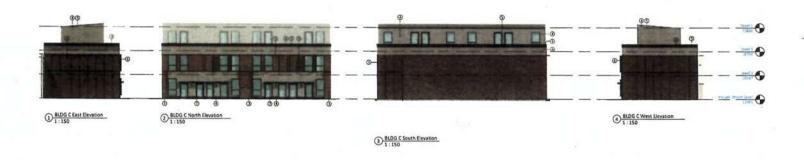
Roof Plan & Exterior Lighting Plan

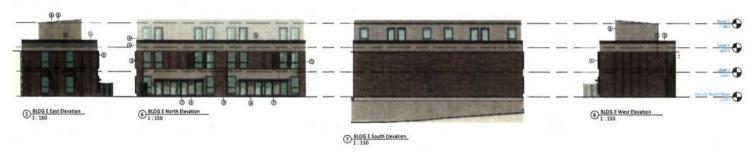
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A2.04 As indicated









MATERIALS LEGEND

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1 GLANNG

1 METAL PANEL GLADORG

4 COMENTITIOUS BOARD SOUNG 5 PRE FORDIED METAL FLASHING/TRIN

6. METAL WINDOW SHADE 7. STELL CANOPY ITAME



Sune I - 354 Queens Avenue, Victoria, SC VST 1M5 Teleprione, 250 384 1969 www.installarshitectus

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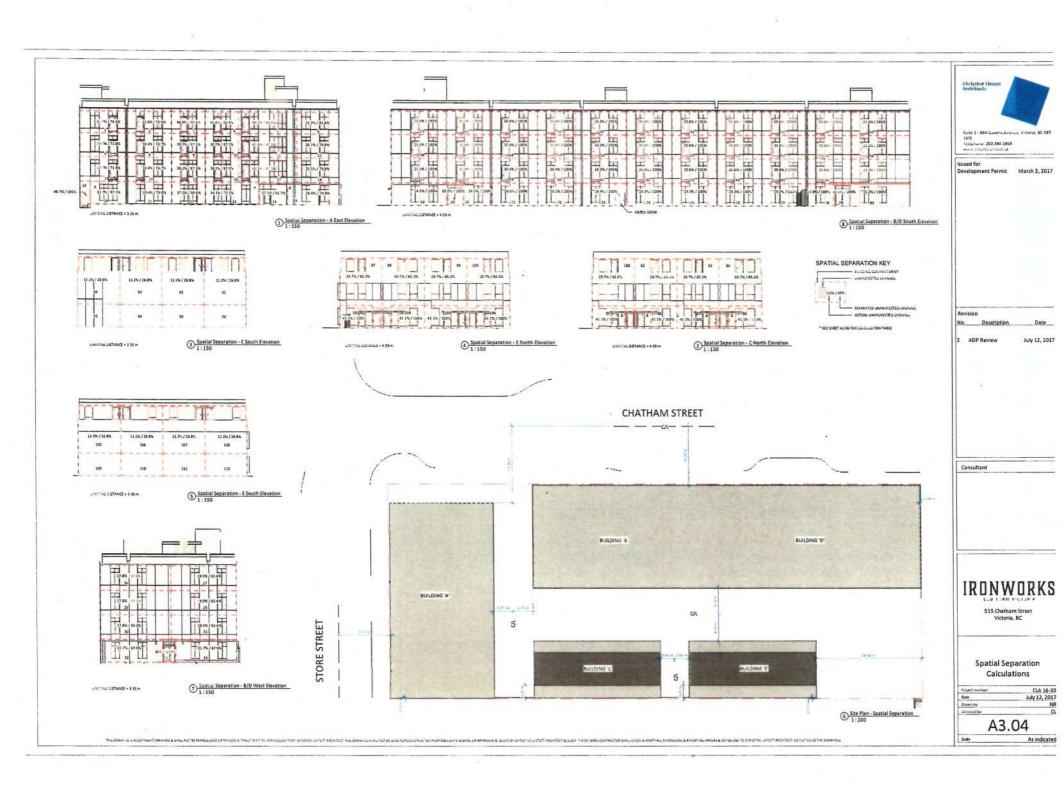
515 Chatham Street Victoria, BC

Building Elevations

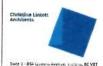
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Bunding Face	ration Calcula	umlay Distance	Area of Exposure During race (mi)	Massmum Area of	Actual Area of				Amelina	Marin to a second
Bubb A - East	174.10			oreneedles Opening (ma)	Unprotected Opening (m2)	Switing Face	Fee Compartment	ummer bissing	Area of Lapsons Surgery Face (M2)	Manerium Acca of Unprotected Open
BLDG A - East	001	135 m	17.7	23 8 (78 2%) 23 6 (79 0%)	5 6 (31.7%) 5 6 (32.6%)	BLDG C - North	81	4.59 m	37.0	31.6 (85.3%
BLDG A - East	003	135 m	12.5	11 6 (90.4%)	5 6 (82 6%) 5 2 (40 8%)	BLDG C - North	14	4.59 m	37.0	31,6185.3%
BLDG A - East	004	3.35 m	12.9	11 6 (50.4%)	\$ 2 (50,6%)	BLDG C - North	83 64	4.59 m	37.0 37.0	31.6 (85.3% 31.6 (85.3%
BLDG A - East BLDG A - East	005	3 35 m	22.4	25 5 (69 9%)	10.0 (44 7H)	BLDG C - North	85	4.59 m	12.4	100%
BLDG A - East BLDG A - East	005	3 35 m 3 35 m	15.7	12.9 (#2.#N)	5.1 (32.3%)	BLDG C - North	86	4.59 m	12.4	100%
SIDG A - East	004	3.35 m	16.5	14 4 (75 9%)	5 6 (29.7%)	RLDG C - Aurah	67	4 50 m	12.4	100%
BLDG A - East	609	3 35 m	13.7	12 0 (87.5%)	5 5 (30 4%) 5 5 (38.2%)	BLDG C - North		4 59 m	124	100%
BIDG A - East	010	3 35 m	13.7	12 0 (87 5 %)	5 5 (3E 2%)					
BLDG A - East	011	3 35 m	23.3	16 1 (67 2K)	100 (41 8%)	BLDG C - South	1)	2.36 m	33.0	2 0 (24-214)
BLDG A - East	012	3.35 m	16.8	13 4 (73 EK)	5.1 (30.1%)	BLDG C - South	90	2.35 m	33.0	84425414
BLDG A - East	013	3 35 m	183	14 4 (75.9%)	5 6 (29.7%)	ALDG C - South	91	2.36 m	13.0	W.D. (24.8%)
BLDG A - East	015	135 m	18.5	14.2 (76.7%)	5 6 (30.4%)	BLDG C South	92	2.36 m	33.0	8 5 (25.3%)
BLDG A - East	016	1 15 m	13.7	12 0 (57 SH) 12 0 (67 Sh)	5 6 (38 2%) 5 6 (38 2%)	BLDG C - South	91	0.14 m	Na openings as	
BLDG A - East	017	1 15 m	23.5	16 1 (67 2)()	10.0 (41.8%)	BLDG C - South	95	0 14 m	Na operungs pr	
BLDG A - East	DIR	3.35 m	16.5	13 4 (79.8%)	51(10.1%)	BLDG C - South	94	0.14 m	his openings pu his openings pu	
BLDG A - East	019	1.35 m	44	4.6 (DON)	2.24 (AE.7%)	3357.5-35700	**	0.2410	the abdunces but	oposca
BLDG A - Fest	920	1.15 m	13.9	12.1 (87 8%)	5-1 (16.6%)					
BLDG A - East BLDG A - East	021 022	1.35 m	17.2	13.6 (79 CN)	5.1 (29.4%)	BLDGC-East	his operanga propo	sett		
BLDG A East	023	1.35 m 1.35 m	12.8	11.6 (90 6%) 15.0 (73.2%)	4.7 (37.0%)					
BLDG A - East	024	1.35 m	110	15.0 (73.2%)	7.0 (54,3%) 6.3 (57,2%)	BLDG C - West	No openings propo	Re		
BLDG A East	025	1.35.00	19.5	14.6 (74.9%)	6.3 (57.2%) 5.1m (26.0%)					
				37.00.73.00	Fact (see vin)	BLOG E - East	Na operanga propio	ed.		
BLDG A - Narte	Limiting Colleges #1	On Manus as	e of Unprotected Open	or. 100.						
			war and brokening office	41.00		BLDG & - North	57	4.59 m	370	31.6 (65.35
N.D.C.A. Sauch						BLDG E-NORTH	56	4.59 m	370	31 6 (85 35
POR A STREET	No openings propose	•				BLDG t North	99	4.59 m	170	31 6 (85.3%
536.5						ELDG & North	200	4 59 m	37 0	\$1 6 (\$5 \$5)
BLDS A - West	bridge Delater > 9	Om Marman Are	all undratested Openi	Ws 100%		BEDG & - North	101	459 m	12.4	100%
						BLDG & - North	202	4.59 m	12.4	100%
\$LD\$ \$/D - \$41	No openings gropou	d				BEDG E - North	303	4 59 m	12.4	100%
	01 00000					BONG L NORTH	204	4.19 m	12.4	300'A
BLDG E/D - harin	F525526 8532	40-20-0	of unsateded Come	5759535						
BILD E/D-NGRN	Parent Apparent & A	OR Marrianer	of unpublished Opene	181 100%		BLDG 1 south	105	2.35 m	13.0	8.8 (26.8%)
		105				MOST Saven	306	2.35 m	33.0	E 2 (76 EN)
BIDG ByD - West	26	1.35 m	28.7			\$LDG b - South	107	2.35 m	33.0	\$ \$ (26.6%)
BLDG B/D - West	27	135 m	26.8	17 0 (19,3 M) 26 7 (62,4 M)	5 1 (17.8%) 5 1 (19.0%)	SLDG L South	108	2.35 m	33 0	4 8 (25,4%)
BLDG B/O - West	28	3.33 m	28.7	17.0 (59.3 MB	5 1 (19.0%) 5 1 (17.8%)	BLDG t South	109	0.13 m	No openings pro	
BIDG 9/0 - West	29	3 35 m	26.8	16.7 (62.4%)	51(190%)	BLDG E South	110	0.13 m	No openings pr	
BLDG 3/O - West	10	1 35 m	25.7	17 0 (59.3%)	51 (17.6N)	SLOG L SOUTH	111	0.13 m	Au openings pro	
BLDG 8/D - West	31	335 m	26.8	16.7 (62.4%)	5 1 (19.0%)		***	4-13 W	No countings per	Append .
SLDG S/O - West	32	3.35 m	23.5	16 0 (67.9%)	\$1(21.7%)					
BLDG B/O - West BLDG B/O - West	33	3.35 m	5.0	\$ 0 (100%)	4.0 (40,014)	BLDG E - West	No openings propor	ed		
BIDG BID WELL	24	3.35 m	23.4	16 0 (67.9%)	\$100.70					
RUDG By D - South	35	459 M	22.0	100%	5.6 (25.5%)					
SLDG B/G - Squate	36	4.59 m	16.5	100%	5,6 (30 4M)					
BLDG B/D South	37	4.59 m	18.5	100%	5.6 (30 4%)					
PLDG B/D South	28	459 m	16.5	100%	5 6 (30 4%)					
SUDG B/D South	39	4.59 m	204	100%	5.6 (26 9%)					
\$420 Min South	40	459 m	16.5	100W	5.6 (30.4%)					
SUDD BYD - South	41	4.50 m	38.2	190%	5.6 (30.6%)					
SLDS B/D louds	43	4.50 m	16.2	100% 100%	5.6 (30.6%) 5.6 (30.6%)					
Babb B/G-South	44	5.50 m	18.2	100%	3.0 (30.0%)					
SLDG B/D South	45	4.59 m	24.0	100%	5 6 (23 3%)					
BLDG B/G - South	46	459 m	22.0	100%	5 5 (25 5%)					
ALDS 8/D - South	47	4.59 m	18.5	100%	5.5 (30 4%)					
BLDG 8/D - South	45	459 m	38.5	100%	5.5 (30.4%)					
BLDG B/O - South	49	4.59 m	18.5	100%	5.5 (35.4%)					
BLDG B/G - South	50	4 59 m	20.8 18.5	100%	5.5 (26.9%)					
\$LDG 8/0 - South	52	459 m 459 m	18.5	100% 100%	5.5 (30.4%)					
BLDG B/D - South	9	459 m	28.2	100%	50130374					
BUDGELD South	54	459 m	38 2	3004	5 5 (10 2%)					
BLDG ByD - South	55	4.59 m	28.2	100%	A DECEMBER OF THE PERSON OF TH					
\$106 \$70 South	56	4.59 m	24.0	100%	5.6 (23.3%)					
BLDG B/D - Seetn	57	459 m	22.0	100%	5.6 (25.5%)					
BLDG B/D - South	58	4 59 m	18.5	100N	5.6 (30 4%)					
BLDG N/D - South	59 60	459 m 459 m	18.5	100%	5.6 (36.4%)					
BLOG BYD - SOUTH	61	459 m	20.8	100% 100%	5.6 (26.9%) 5.6 (26.9%)					
4 DG B/D - South	62	4 59 m	18.5	100%	3.6 (30.4%)					
supply by Seven	63	459 m	18.2	100%	5.6 (30 and					
Build Byo - South	64	459 m	28.2	100%	5.6(30.5%)					
BLDG B/D South	65	459 m	18.2	100%	561084					
BLDG 6yo - South	66	459 m	18.2	100%	5.6 (50 8%)					
MLDG No Seuth	67	459 m	34.0	200%	5 6 (23 3%)					
BLDG B/G - South BLDG B/G - South	65	459 m 459 m	6.7	100%	5.1 (24 6%)					
BLDG MD South	70	459 m 459 m	10.4	100% 100%	5.7 (65%) 2.5 (24 0%)					
BLDS MD SHAD	71	419 m	17.3	100%	3.5 (24 0%) 5.3 (29 5%)					
	72	4.59 m	14.5	100%	5.1 (35.2%)					
Table By D - South	71	4 59 m	15.2	100%	2.5 (16 4%)					
BLDG B/G - Seath					5 1 (29 35)					
BLDG B/G - South	74	459 m	17.4	100%	2.1 (39.1%)					
BLDG B/G - South BLDG B/G - South BLDG B/D - South	74 75	4.50 m	17.1	100W	5.1 (29.3%)					
BLDG B/G - Seuth BLDG B/G - Seuth BLDG B/G - Seuth BLDG B/G - Seuth	74 75 76	4.59 m 4.59 m	27.1 17.1	100% 100%	5.1 (29.3%) 5.1 (29.3%)					
BLDG B/G - South BLDG B/G - South BLDG B/G - South BLDG B/G - South BLDG B/G - South	74 75 76 77	4.59 m 4.59 m 4.59 m	17.1 17.1 17.1	100% 100%	5.1 (29.3%) 5.1 (29.3%) 5.1 (29.3%)					
BLDG B/G - South BLDG B/G - South	74 75 76 77 78	4.59 m 4.59 m 4.59 m 4.59 m	17.1 17.1 17.1 10.0	100% 100% 100%	5.1 (29.3%) 5.1 (29.3%) 5.1 (29.3%) 2.5 (25.0%)					
BLDG B/G - South BLDG B/G - South BLDG B/G - South BLDG B/G - South BLDG B/G - South	74 75 76 77	4.59 m 4.59 m 4.59 m	17.1 17.1 17.1	100% 100%	5.1 (29.3%) 5.1 (29.3%) 5.1 (29.3%)					



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Revision

No. Description Date

ADP Review July 12, 2017

Consultant

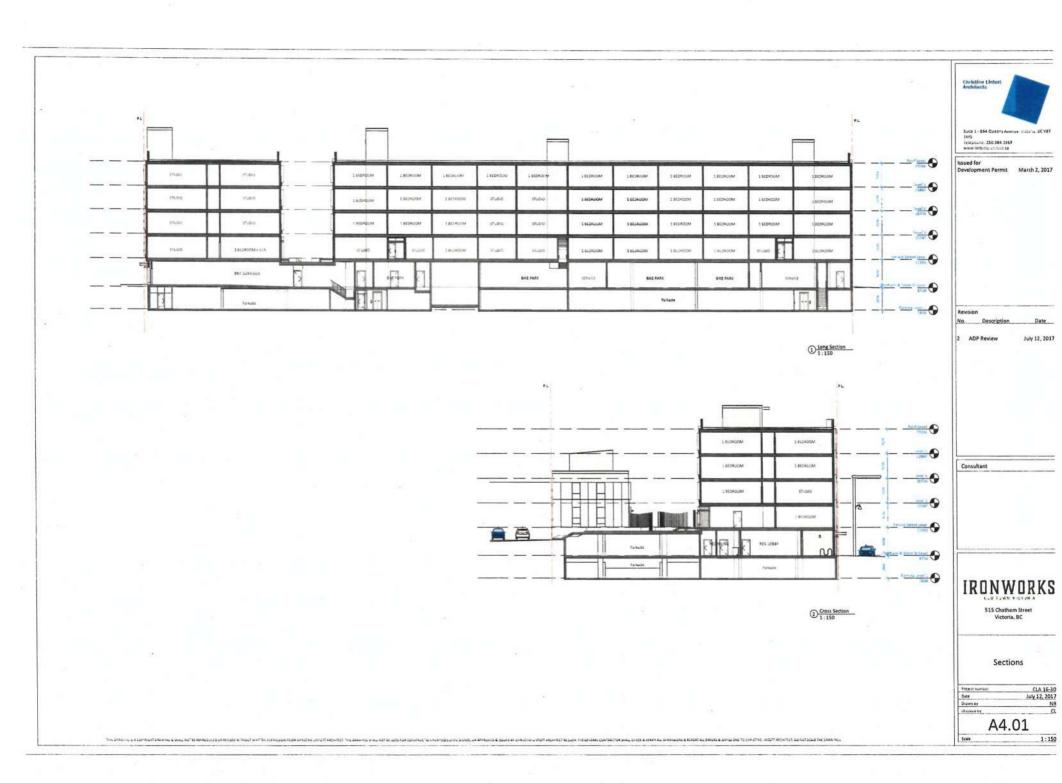
IRONWORKS

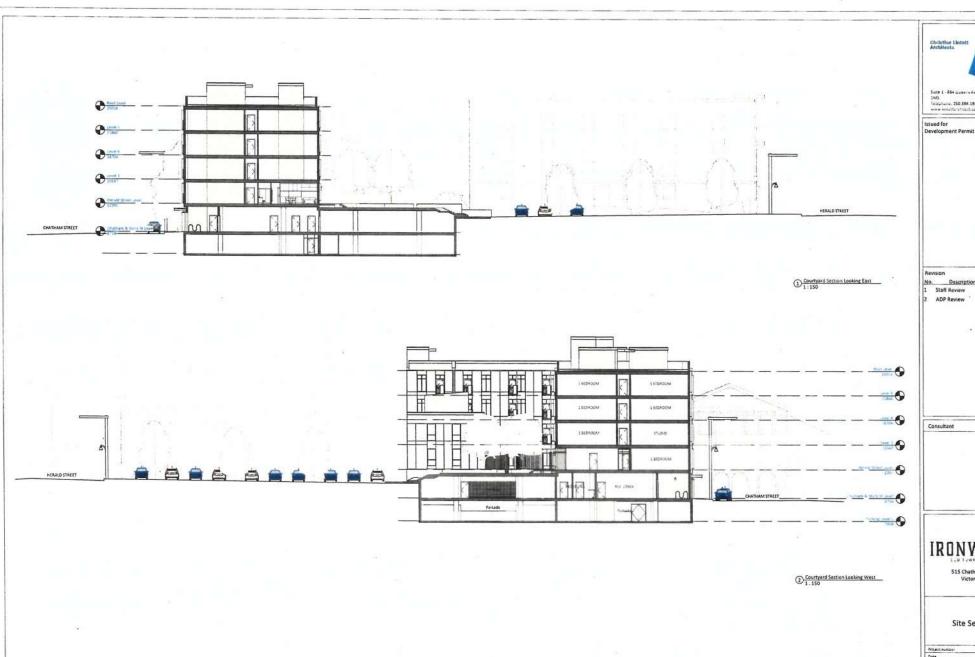
515 Chatham Street Victoria, BC

Spatial Separation Calculations

A3.05

Scale





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May 1 2017 July 12, 2017

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515 Chatham Street Victoria, BC

Site Sections

CIA 16-30 July 12, 2017 Author Checker Proprie num Date Drawn by

A4.02



Sectional Perspective



Sate 1 - 864 Queens Avenue, victoria, 8C V8T 1MS Terephone, 250 384,1969 www.snootsevolost.co

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Sections

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Cladding Details

Prayect number
Date
Drawn by CLA 16-30 July 12, 2017 NR CL

A9.01







COURTYARD FURNITURE







SCULPTURAL FURNITURE



EXTERIOR LIGHTING



SIGNAGE



COURTYARD PAVING



PROJECT SIGNAGE



Suite 1 - 264 Queens Avenu 1MS releptione: 250,384,1959 www.antiottarshitest.ca

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515 Chatham Street Victoria, BC

Site Details

CLA 16-30 July 12, 2017 NR CL

A9.02

PHASE 1 AT 515 CHATHAM STREET

	Serong Mrn/Max	Proposed
Zmetmacq:	CASE	CA3C 36A3
SteAres		2,028.7 m ²
Total Figgs Area		5,564.2 m²
Commercial Floor Area		354 m³
Proor Space Natio	3:1 Mps	2741
Site Coverage N	N/A	
Comitte Space N	N/A	
Height of Europa'	19.52 to prevent	Charles Charles
Stores 2	N/A	1
Furning Stalls 8	0	96
Brigge Parking &	107, 12	167 Class L 17 Class it
Building Setbacks	A Desired	
Frank Tura (hostn)	Om Min	0m
Agar Yard (South)	Om live y	0.1m (con attentioning priceptors)
Into Face (West)	imbin.	Dim
Side Yard (trans)	Gro.Non	Gris Com
Residential Use Deta	is	
Tata Number of Units		95
Und Type Scenapion		Studio: 32, One ded. 59, One Sept. 4
Ground Greates Units		p
Vinctum und Foor Area		29 m²
Tetal Application of Figure Area		1911**

*Refer to growing sneets A0.01 & A0.10 for Phase 1 height calculations.



Site Plan of Proposed Development - Phase 1



1-864 Queens Ave. Vistuma, DC VET SMS. 250-384-1969 View, militar Chilect Es chilatric @intesta, chilect is

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July 12, 2017

ADP Review

Consultant

515 Chatham Street

Site Plan & Project Information - Phase 1

CLA 16-30 July 12, 2017 Checker by





July 12, 2017

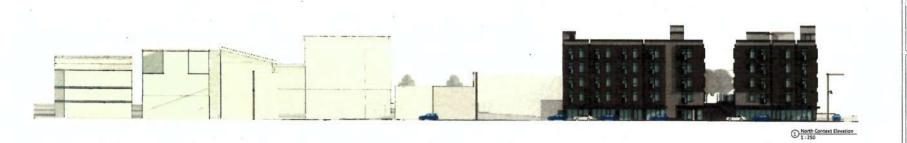
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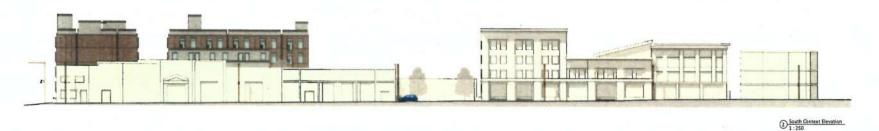
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515 Chatham Street Victoria, BC

Phase 1 Site Context Plan

CLA 16-30 July 12, 2017 NR





THE SEASON IS A SECOND RESIDENCE AND ADMINISTRATION OF THE SEASON OF THE



(4) East Context Elevation 1:250



West Context Elevation
1:250



1-564 Queens ave. Victoria, 8C, VST 1M5, 250 384 1969 Vww. miliotu-conect ca chimino grandottus chilect ca

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ADP Review

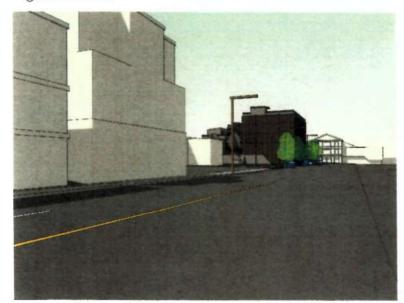
515 Chatham Street Victoria, BC

Phase 1 Site Context Elevations

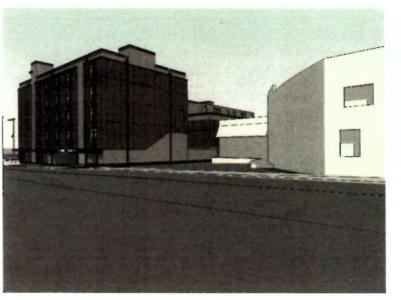
Project number Date Drawn by CLA 16-30 July 12, 2017



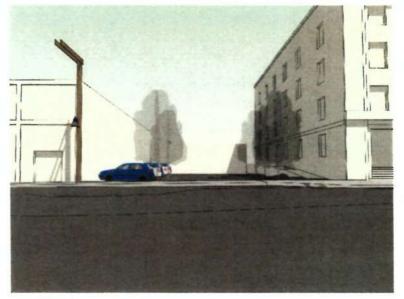
1 Store Street Looking Southeast



3 Chatham Looking Southwest



2 Store Street Looking Northeast



Heraid Looking North



1-964 Queens Ave. Victoria, BC. VST 1MS. 250 394 1969 www.initiaterphised ca chispana@initiaterphised.ca

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Phase 1 View Analysis

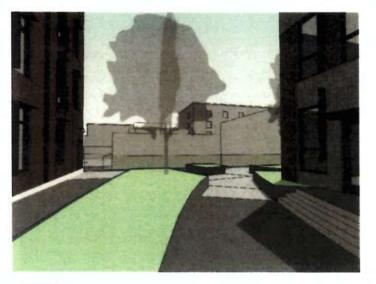
CLA 16-30 July 12, 2017 NR

PH1.04

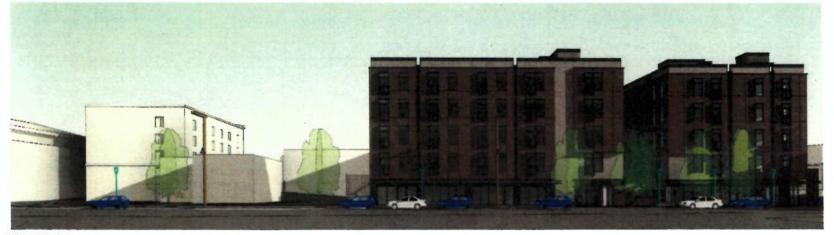
THIS DEFINING IN EXECUTION OF THE PROPERTY OF



2 Landscape Stair



1 Inner Courtyard



3 3D View - Chatham Street



1-864 Queens Ave. Victions, S.C. V8T 1MS. 250 384 1269 Www. Affects project 58 Chromos & whether shallow se

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2 ADP Review

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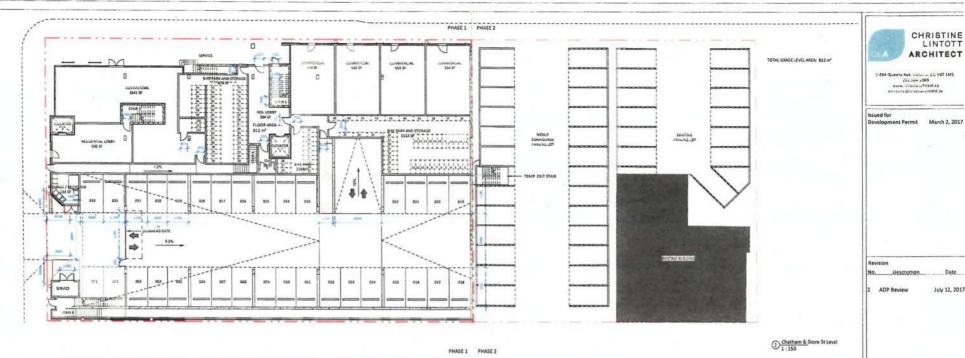
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515 Chatham Street Victoria, BC

Phase 1 Perspective Studies

PH1.05

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Description

Consultant

July 12, 2017

CHRISTINE ARCHITECT

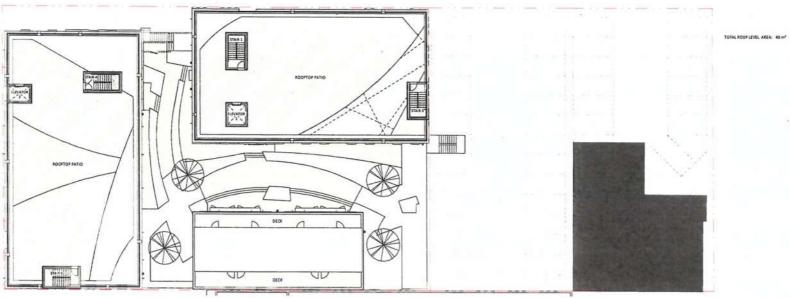
515 Chatham Street Victoria, BC

Phase 1 Parking, Chatham & Store St. Level Plans

CLA 16-30 July 12, 2017 Checked by









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Development Permit March 2, 2017

Description

July 12, 2017

ADP Review

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IRONWORKS

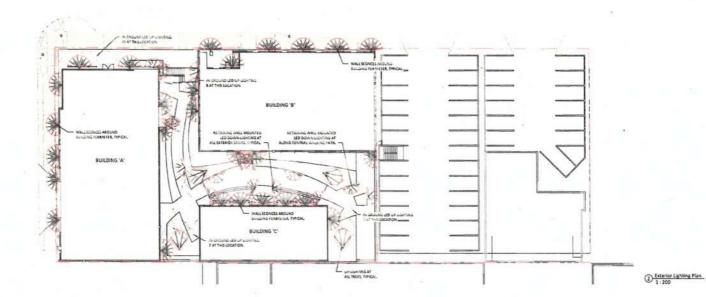
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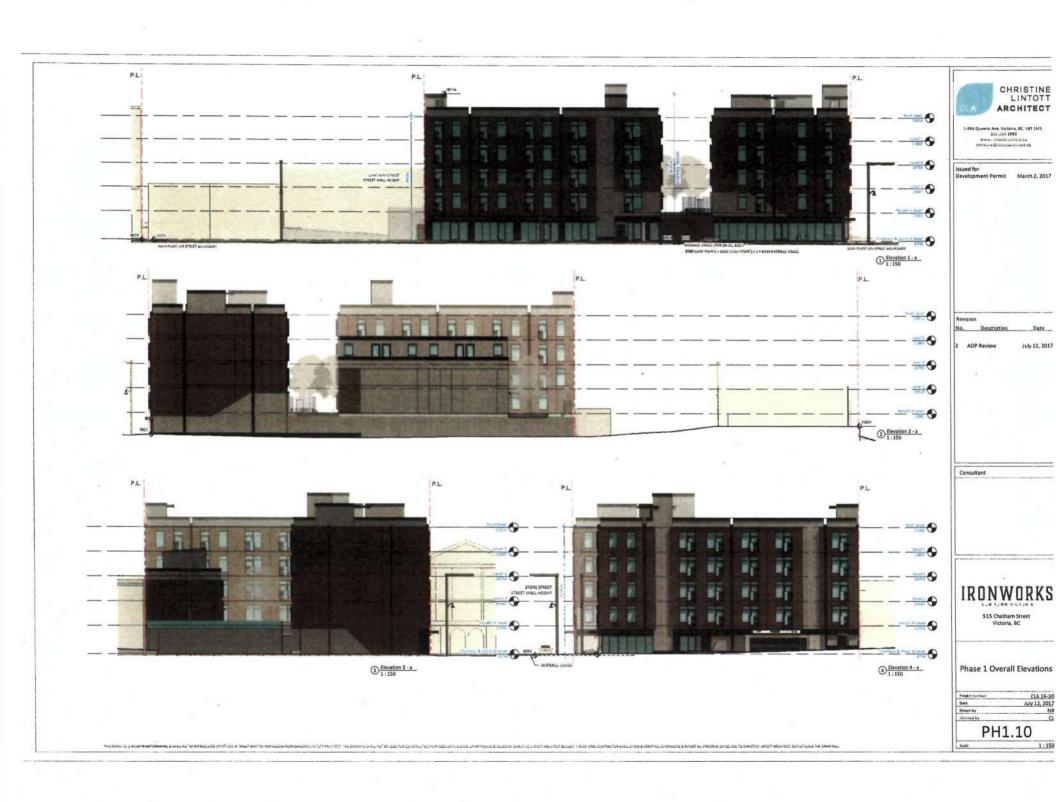
Phase 1 Roof Plan & **Exterior Lighting Plan**

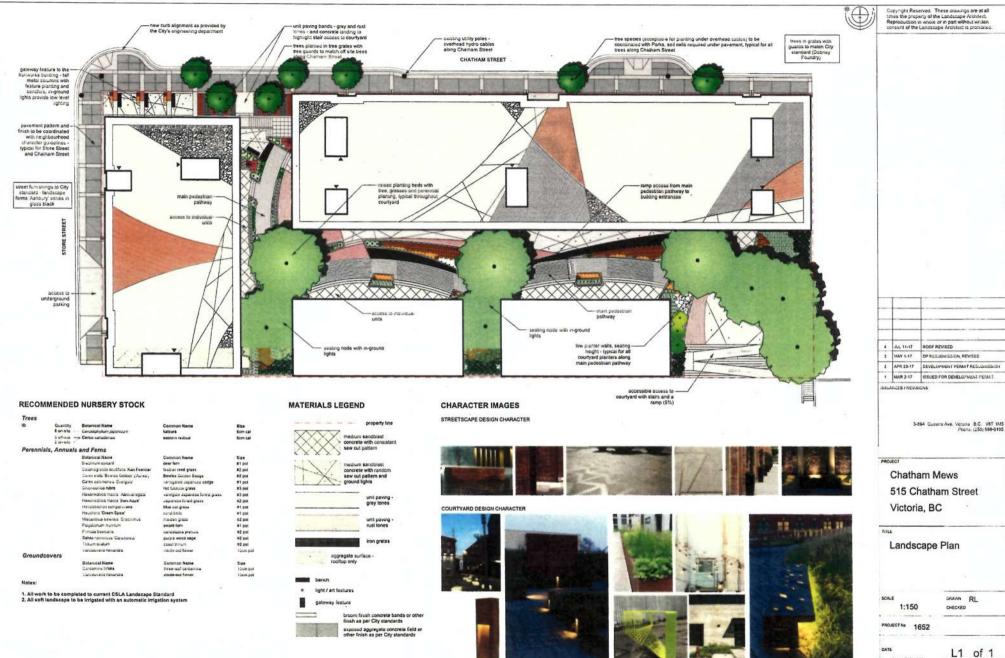
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1:150 Roof Level Plan

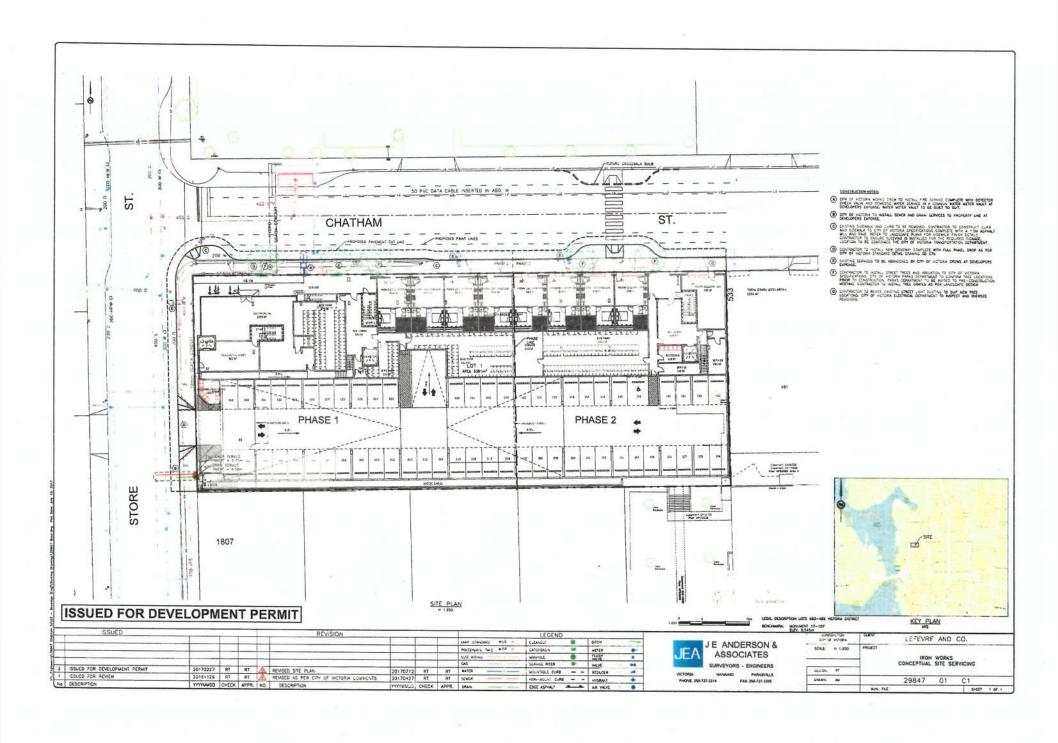


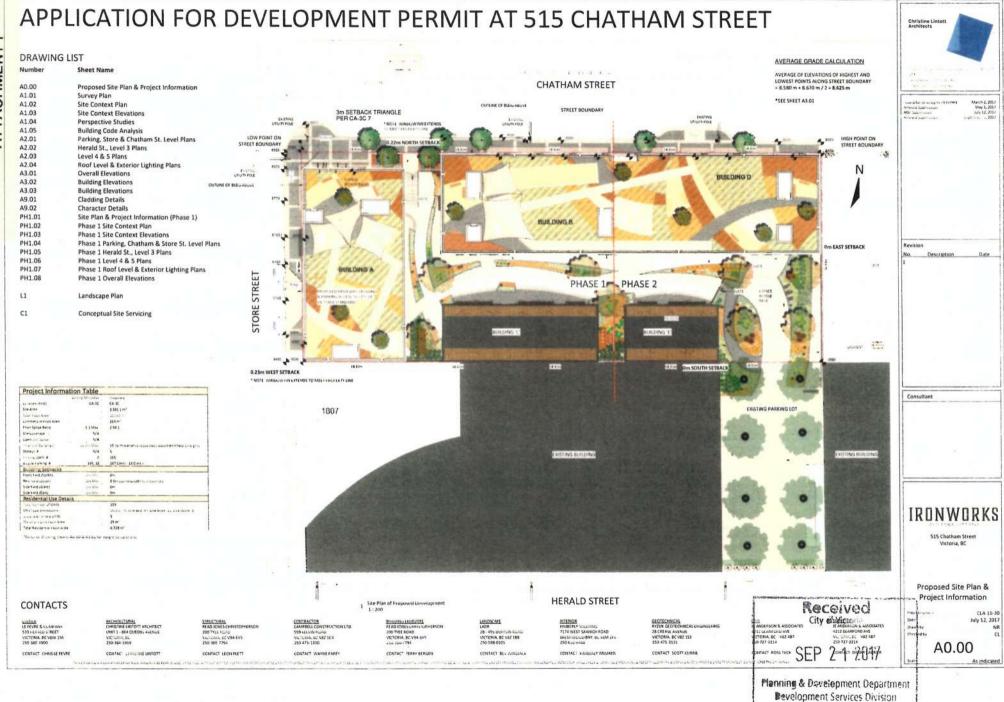




DEVELOPMENT PERMIT RESUGNISSION

Apr 21-17 SHEET











North Context Elevation - Chatham Street 1:250



2 South Context circultion Herald Street 1:250



3 West Context Elevation 1:250

Received City of Victoria

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Planning & Development Department Bevelopment Services Division ine Lintott ects

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515 Chatham Street Victoria, BC

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IRONWORKS

515 Chatham Stre

Perspective Studies

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July 12, 2

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Planning & Development Department
Psyclopment Services Division

Burning Code Analysis Overview Parkade Burning

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IRONWORKS

515 Chatham Street Victoria, BC

Building Code Analysis

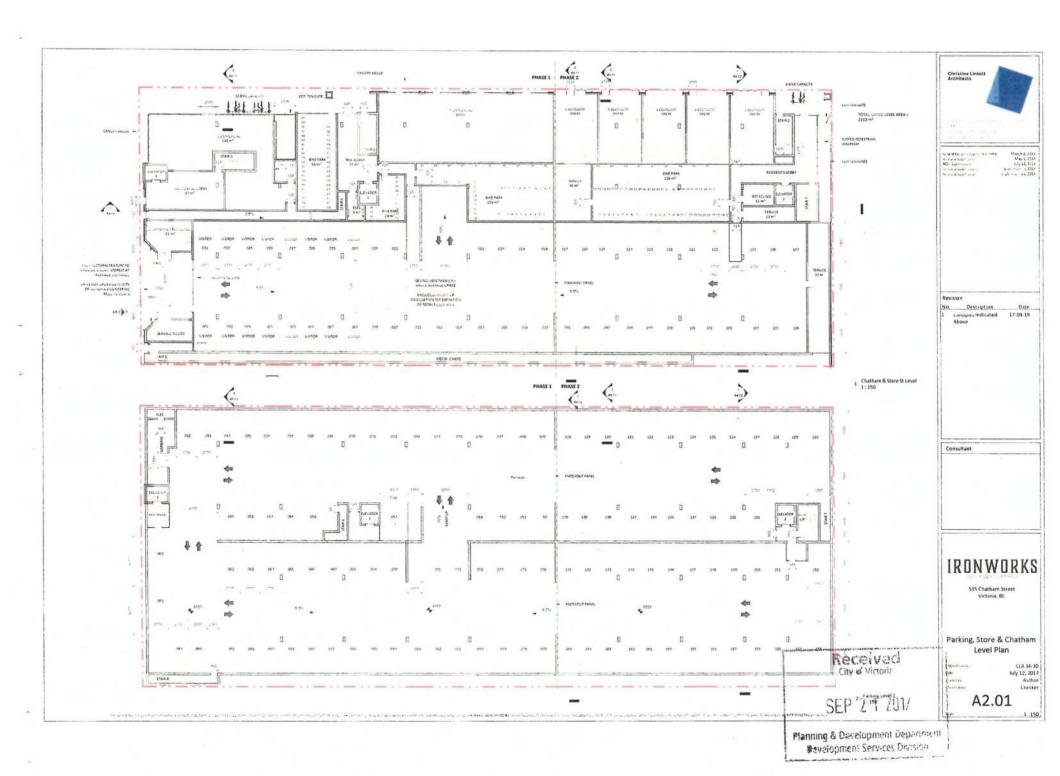
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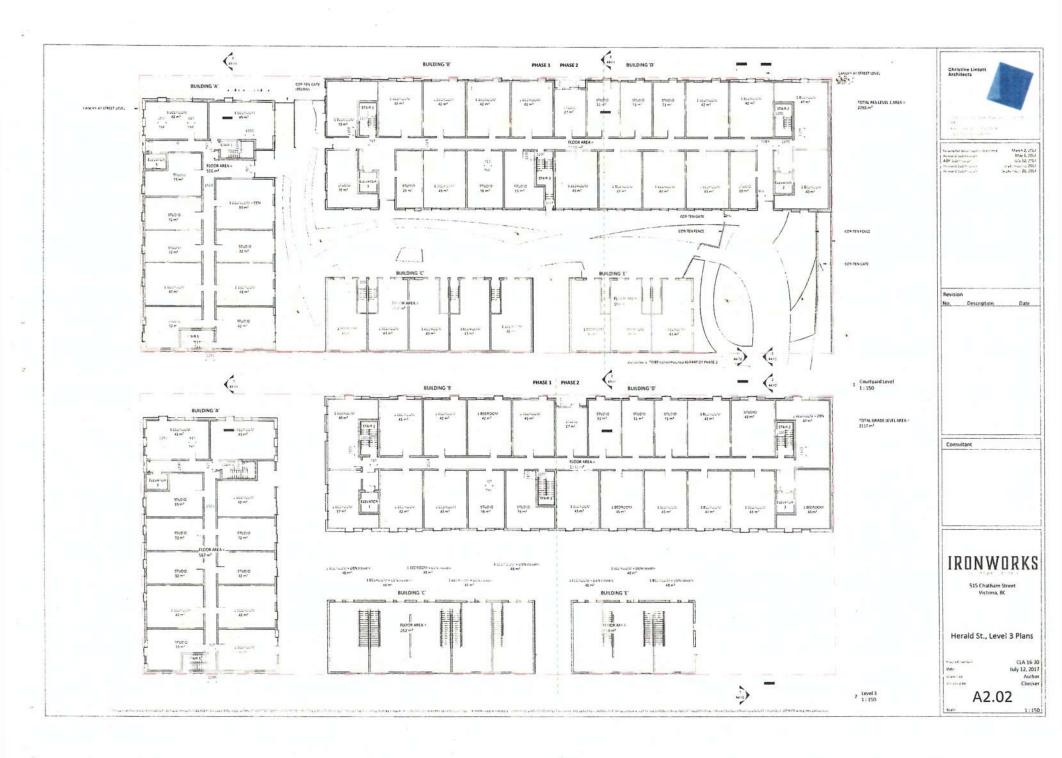
CLA 16-30 July 12, 2017

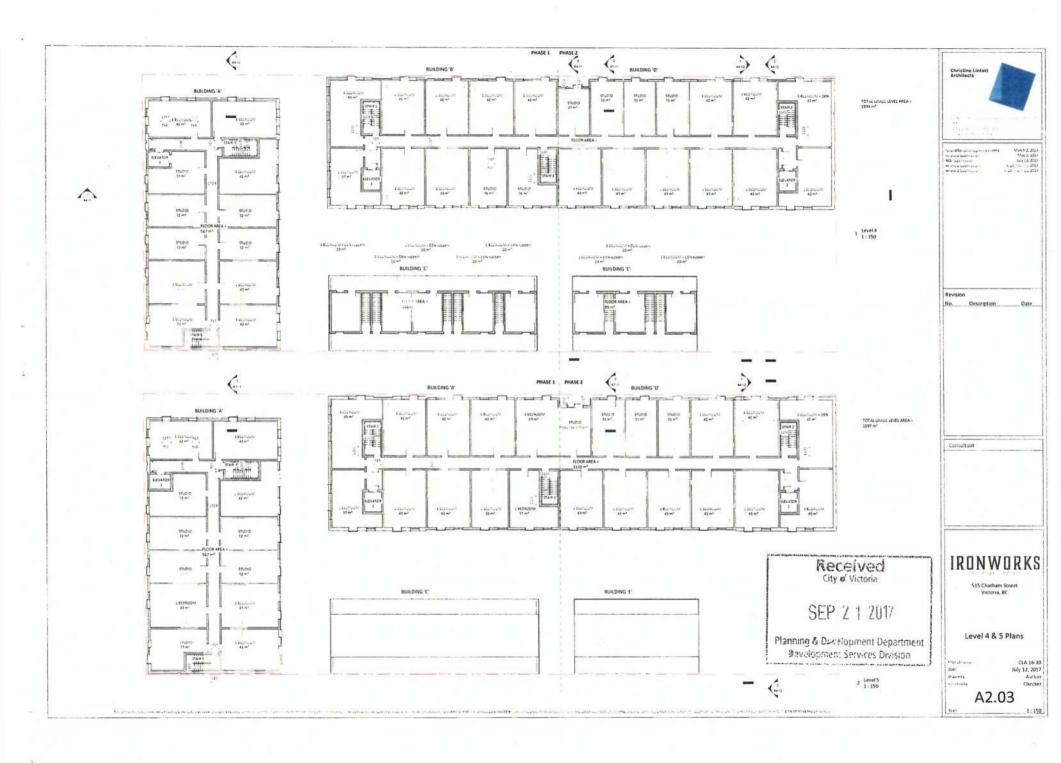
Planning & Development Department Bevelopment Services Division

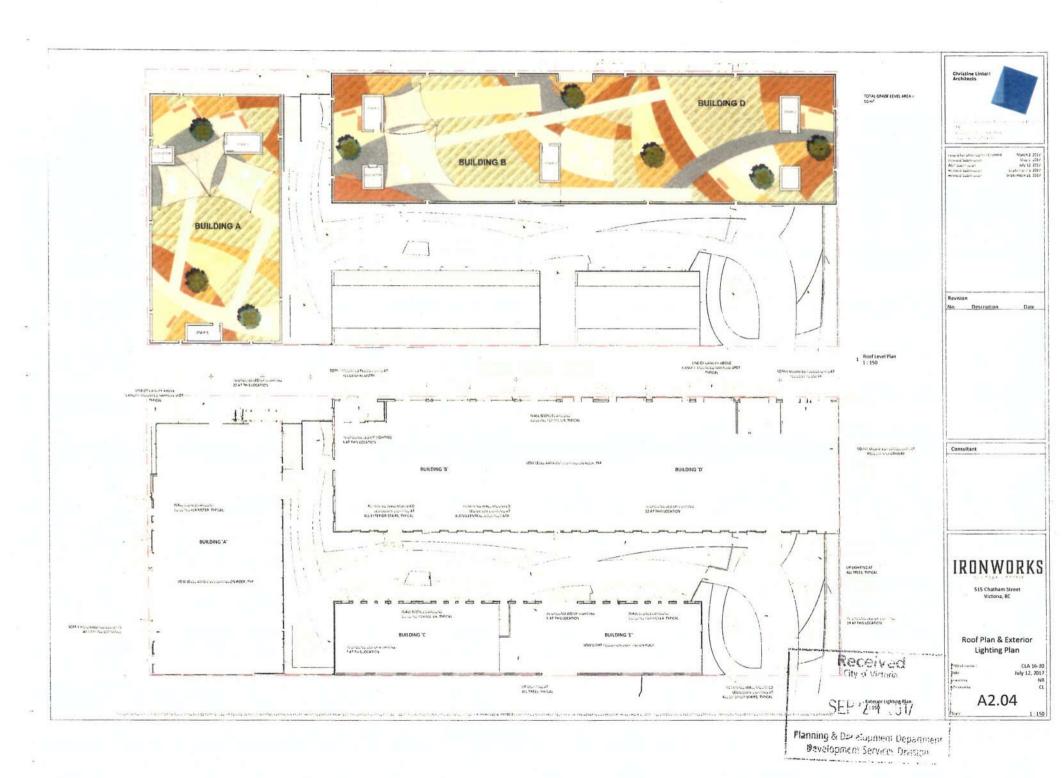
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Received City of Videria















BLDG C East Elevation 1:150

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2 4 7 4 2 21 1 7

BLDG C North Elevation 1:150



3 BLDG C South Elevation 1:150



4 3 1 11

4 BLDG C West Elevation 1:150



Revision	

Consultant



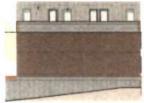
8 BLDG E West Elevation 1:150



5 BLDG E East Elevation 1:150



6 BLDG E North Elevation 1:150



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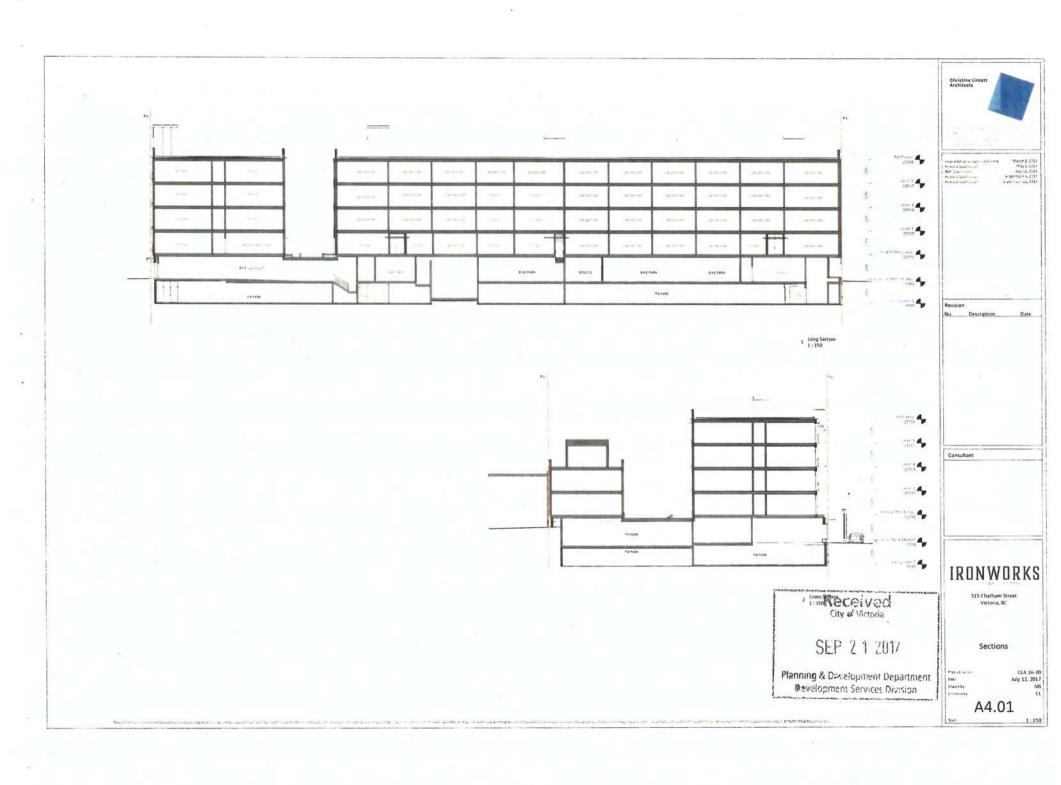
IRONWORKS 515 Chatham Street Victoria, BC

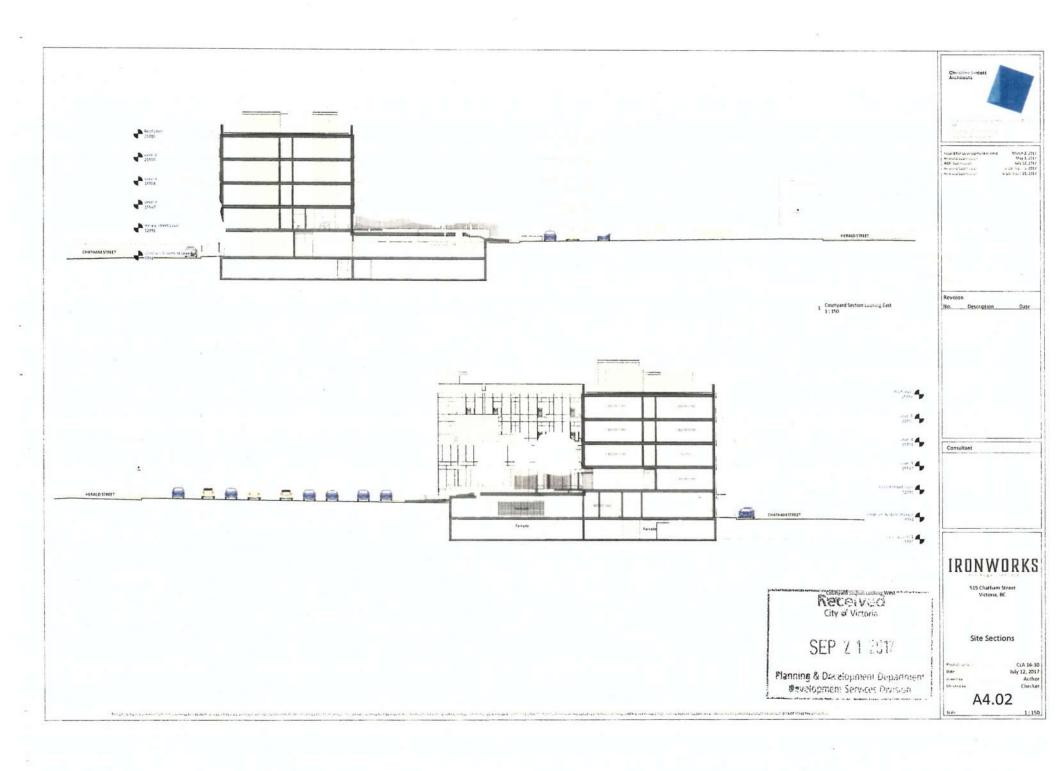
Building Elevations

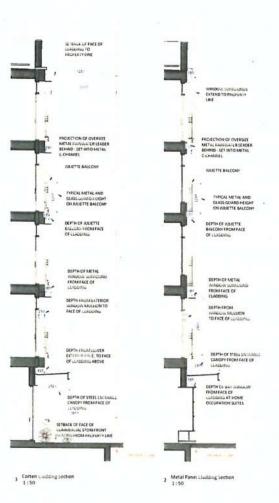
CLA 16-30 July 12, 2017

1:150

A3.03









ELEVATION AT METAL PANEL CLADDED 4 SECTION AT HOME OCCUPATION FRONTAGE 1:50



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STEEL TRIM REAM STEEL ENTRY CANOPY CUSTOM WALL SCONCE



IMAGE OF COR-TEN CLADDING



CONCEPT IMAGE FOR STOREFRONT DETAILING



City of Victoria

SEP 2 1 7017

Planning & Development Department **Pevelopment Services Division**



Revised Rooftop 17-09-05 Landscaping

Consultant

IRONWORKS

Victoria, BC

Cladding Details

LPUCKERON

CLA 16-30 July 12, 2017

A9.01



CHATHAM STREET







SIGNAGE



GUARDS / GATES



COURTYARD FURNITURE



EXTERIOR LIGHTING



COURTYARD PAVING



Planning & Development Department **≱e**velopment Services Division



Description

Consultant

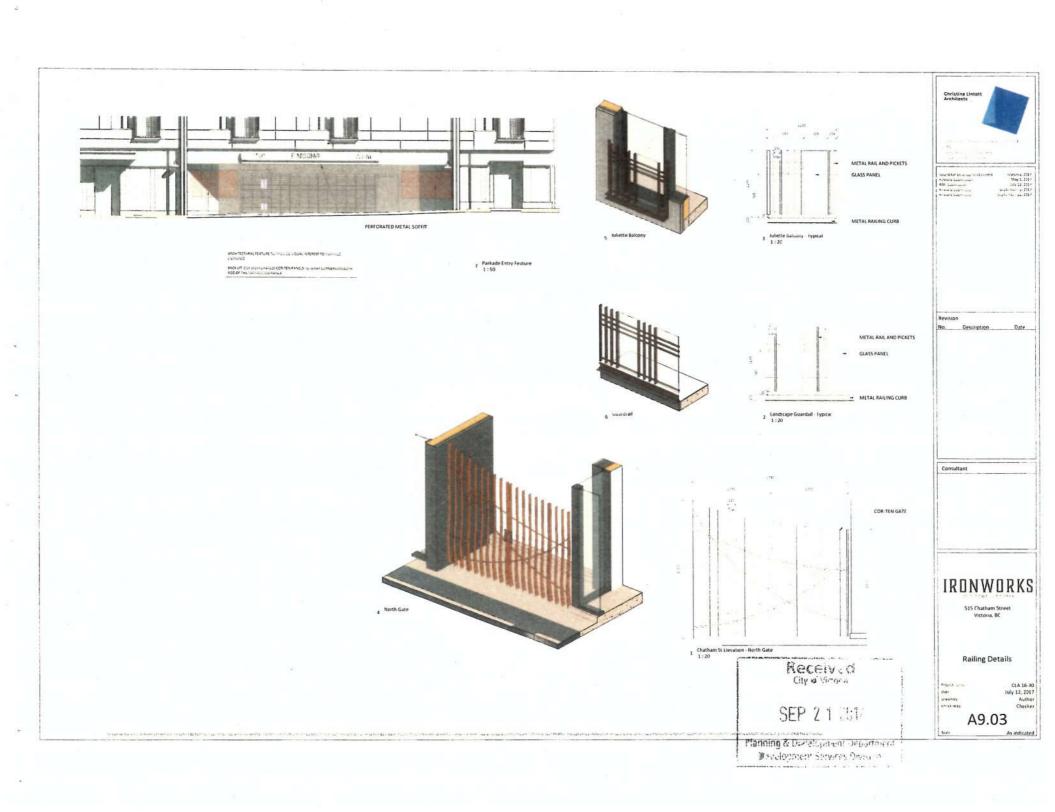
IRONWORKS

515 Chatham Street Victoria, BC

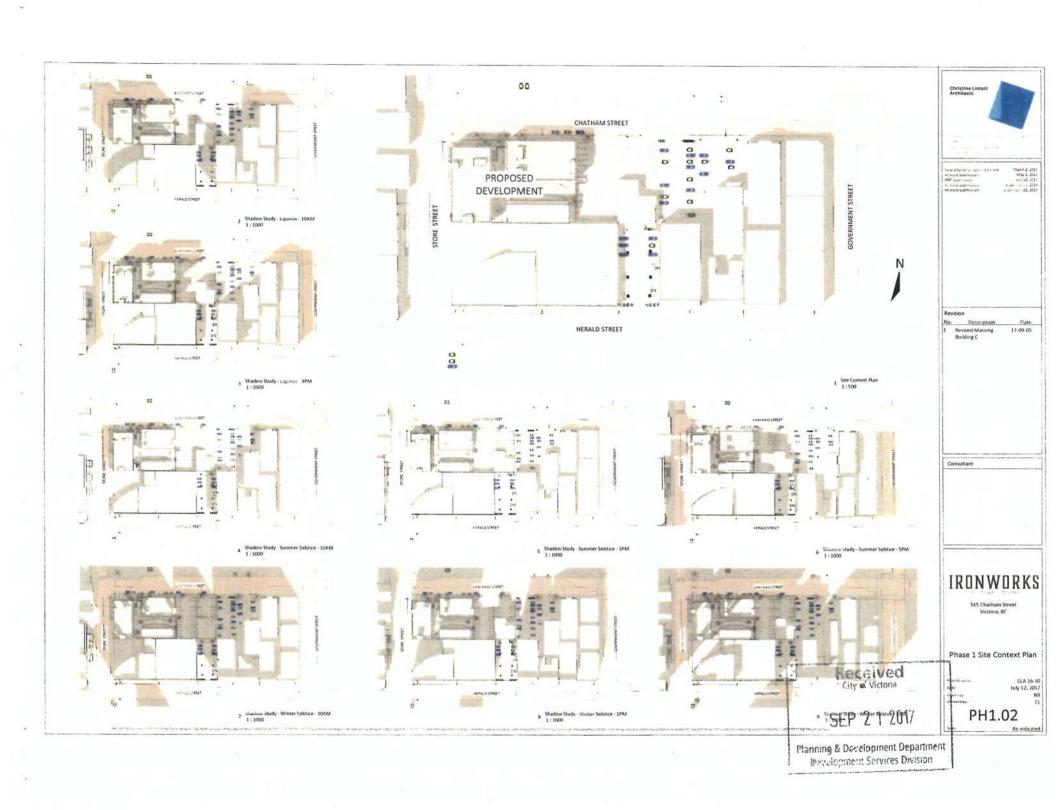
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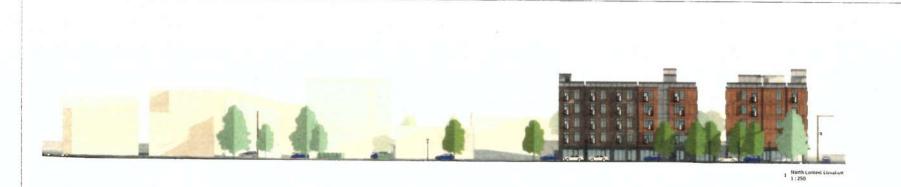
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2 South Context Elevation 1:250



West Context Elevation 1:250

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Consultant

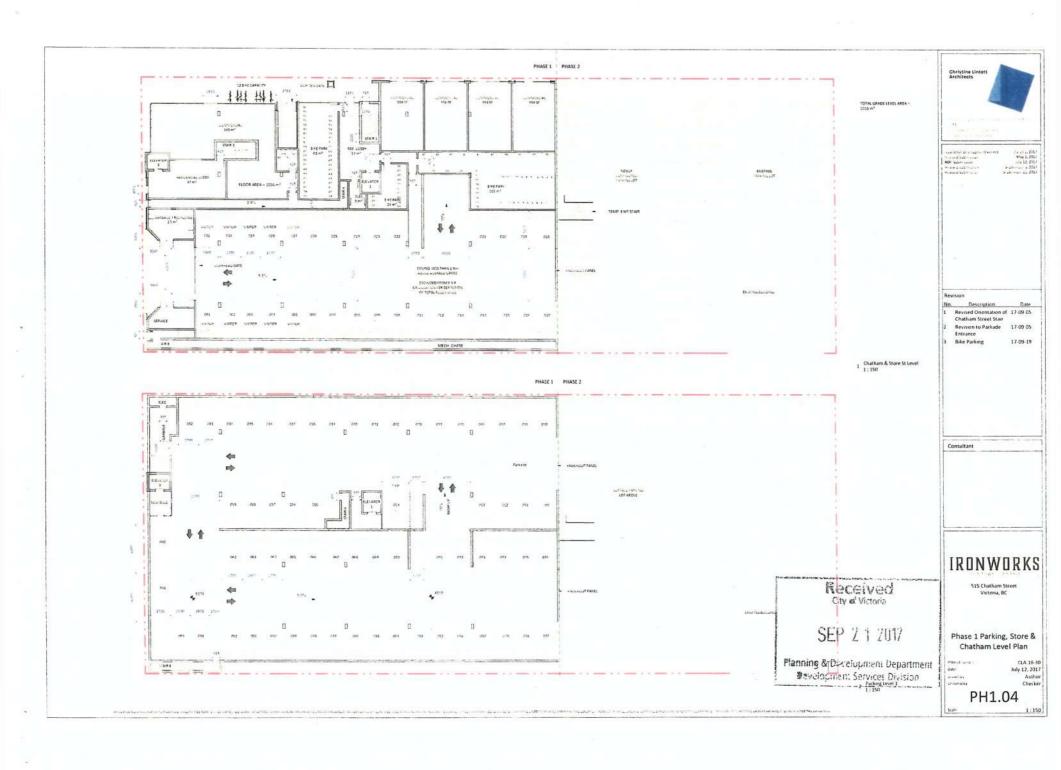
IRONWORKS

515 Chatham Street Victoria, BC

Phase 1 Site Context Elevations

CLA 16-30 July 12, 2017

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BUILDING A

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Revision
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Landscaping

Consultant

IRONWORKS

515 Chatham Street Victoria, BC

Phase 1 Roof Plan

Par July 12, 2017

Date:

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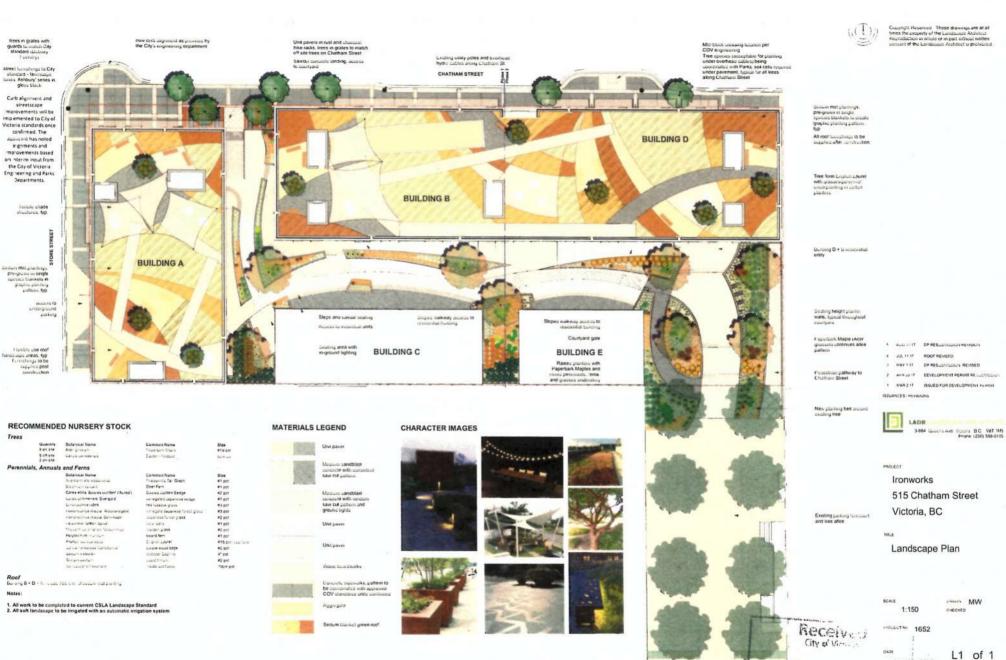
Received City of Victoria

1 Roof Level Plan 1:150

SEP 2.1 2017

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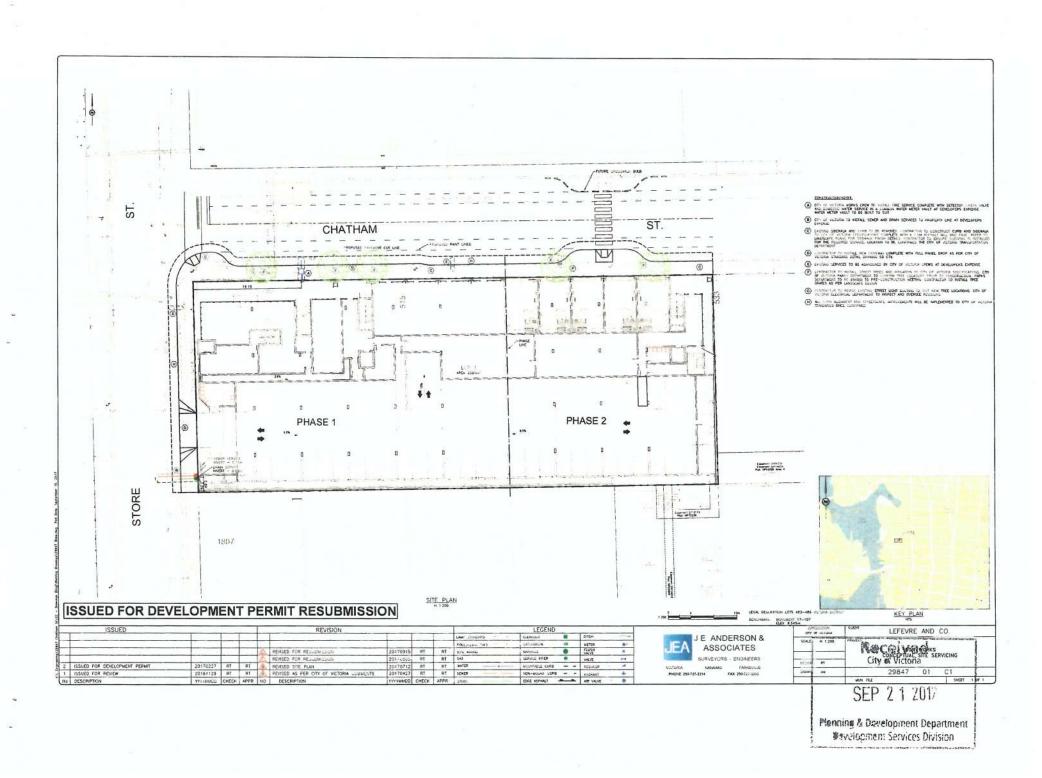
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SEP 21 -41:

HERALD STREET

Aug 31, 2017 SHEET





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

SEP 2 9 2017

Planning & Development Department Development Services Division

September 28, 2017

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

Dear Mayor Helps and Council,

The DRA Land Use Committee has not been contacted by the applicant or the applicant's Architect to discuss this project. In absence of a presentation or meeting, the DRA LUC has reviewed the drawings for the proposed building. Based on the information contained in the drawings, the purpose of the Development Permit is to create a market condominium building with ground floor commercial space fronting Chatham and Store Streets. The drawings indicate the applicant is requesting a variance for height that would allow for the construction of a fifth floor of residential accommodation to achieve the maximum permitted FSR for this site.

Comments and concerns raised by committee members are as follows:

- While the proposed density complies with the existing zoning, the building appears to require a significant height variance to accommodate the fifth storey. Council should consider granting this variance only if it is satisfied with all other aspects of the design.
- The intent of the Old Town Design Guidelines is to promote buildings that are strongly contextual and respect the "densely built up, small scale, small lot character" and "not looking for monumental buildings". The sheer size of this proposal with its extremely long, unbroken, unarticulated and repetitive facade is out of context with the typical rhythm of historic development in Old Town and particularly the Chinatown local area and is offside with the Old Town Design Guidelines.
- While design guidelines reference the area's industrial past. Corten "Weathering Steel" may not be a representative material.
- The extremely small unit size is homogenous throughout the proposal with no provision
 of larger units for double or family occupancy. The recent ruling on STVRs would
 hopefully encourage the applicant to revise this proposal and provide a range of unit
 sizes designed to accommodate the needs of permanent residents including families.
- At minimum, articulation of the facade and change of glazing patterns and cladding materials between the phases 1 and 2 should be noticeably distinct and would help reduce the impression of massiveness of this proposal.
- It was noted that there is a Nightclub opposite to the north fronting Discovery Street that has been in operation for many years. Phillips Brewery also hosts many live concert events and has done so for several years. Members pointed out that there have been serious livability issues created with other recent residential projects built in close

proximity to nightclubs without adequate consideration given to sound mitigation measures and full disclosure by the developer to the owners. Members agree that there are expectations that sound transmission mitigation measures be included within this project and that the existence of the nightclub and music venue and its possible livability effects be fully disclosed by the applicant to any potential purchasers. DRALUC does not support the possibility of longstanding entertainment venues be hounded out of business because of the lack of either mitigation measures by the applicant or due diligence by the future owners.

The DRA LUC is concerned that amalgamation of properties into large parcels (especially in Old Town) will facilitate the construction of buildings that do not respect the neighbourhood context. This application is an example of this and it may be appropriate for Council to create a policy to address the potential results of the amalgamation of such lots (perhaps through the new zoning bylaw) to encourage the construction of "Ballerinas" not "Elephants".

While the applicant is not required by statute to consult with the CALUC in this particular situation, the DRA LUC would like to point out that given the extremely large size of this project, it is particularly unfortunate that the applicant made no effort to provide the public with a rationale to support the proposed variances or the non-compliance with the Old Town Design Guidelines.

The DRA LUC would encourage Council to fully support the City of Victoria's Old Town Design Guidelines and request this proposal be reconfigured. In our opinion, it is not compliant with existing policy nor would be in the public interest for this application to be approved in its current form.

Sincerely,

Ian Sutherland

Chair Land Use Committee

Downtown Residents Association

cc COV Planning

Alicia Ferguson

Subject: RE: Proposed Building on Chatam St.

From: Carol

Sent: Saturday, March 18, 2017 6:28 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Proposed Building on Chatam St.

Hello,

I was quite taken aback by the design of the proposed condo building Chris LeFevre is considering for the parking lot across from Capital Iron. It looks like a penitentiary. Surely with the advancement of architectural designs in the world today we could come up with something a bit more in keeping with the heritage district. On that note it was a bit disappointing to see that half of the Janion is of one brick and obviously not too much thought went into the rest of the building which leaves one to think they a) ran out of money or b) did not have the ability to forsee the contrast in shades. Again, disappointing......

I hope Council has the vision as to how these buildings will look like 10 - 20 or 50 years down the road and how they will fit into the heritage area of Victoria.

Regards, Carol Williams

Development Permit with Variances for 515 and 533 Chatham Street





