

Lacey Maxwell

From: Andy Wachtel [REDACTED]
Sent: November 22, 2017 9:40 PM
To: Victoria Mayor and Council
Subject: 515 Chatham proposal

Dear Mayor Helps and Councillors:

Council is about to consider a development application for "Ironworks" on Chatham Street. This is a large project and will have a significant impact on the area. The developer appears to think that the design adequately reflects the texture and flow of this historic district. Unfortunately, however, it does neither. It strikes me as intrusive, representing merely maximal densification within the height constraints of the area.

I hope Council requests the developer to provide a more sympathetic design that builds on the neighbourhood's strengths rather than detracts from its character.

Respectfully,
Andy Wachtel
737 Humboldt Street

Sent from my iPad



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

November 22, 2017

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

Dear Mayor Helps and Council,

Since our letter of September 28th and the Committee of the Whole meeting regarding this proposal, members of the DRA Land Use Committee met and reviewed the project with the project Architect. Further review of this project by the DRALUC has confirmed the original concerns regarding the project and the DRALUC position has not changed.

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.
- Neither Corten “Weathering Steel” or fibre cement board appear to be a representative cladding material in the context of Old Town.
- 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, substantive 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 Staff report of July 12th to ADP contained the following 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:

a) breaking up the scale and massing of the proposal to provide a better fit with the finegrain and small lot characteristic of Old Town”

The ADP concurred with this Staff recommendation and included similar language in their motion. The DRALUC is disappointed that amendments to the plan to fulfill ADP recommendations appear superficial and the massing of the original submission that prompted the Planner's recommendation above appears essentially unaltered.

The DRALUC would encourage Council to fully support the City of Victoria's "Old Town Design Guidelines" and the findings of the Advisory Design Panel 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,

A handwritten signature in black ink, appearing to read 'Ian Sutherland', with a large, stylized initial 'I'.

Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc COV Planning

Lacey Maxwell

From: Patrick Jones [REDACTED]
Sent: November 22, 2017 9:16 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: 515 & 533 Chatham St Development Permit Application

To Victoria City Mayor & Council,

I have some concerns that I would like to share regarding the "Development Permit with Variances Application # 00034" that is currently under review.

The proposed project does not conform with the Old Town Victoria design guidelines or the Downtown Core Area Plan regarding the scale and massing, exterior finishes, etc.

Of particular concern to me is the massive institutional presence which completely disregards the guidelines that were carefully implemented by previous councils to ensure continuity within Old Town: densely built up, small scale, small lot character. Not monumental buildings.

At minimum, the Advisory Design Panel recommendations on this project should be followed:
"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, and providing a greater level of architectural detailing on the exposed blank walls."

Although outside of the scope of this application, I also believe the size and number of the proposed residential units is not conducive with the needs of permanent building residents and if built will be used primarily for transient accommodation regardless of the newly passed bylaw.

As a lifetime resident and homeowner in Victoria, I respectfully request that Mayor and Council oppose this permit application.

Thank you,

Patrick Jones

Pamela Martin

Subject: FW: 515 & 533 Chatham St Development Permit Application
Attachments: Herald1.jpeg; Herald2.jpeg

From: Wendy Bowkett <[REDACTED]>

Date: November 22, 2017 at 4:31:50 PM PST

To: "Lisa Helps (Mayor)" <mayor@victoria.ca>, <malto@victoria.ca>, "Chris Coleman (Councillor)" <ccoleman@victoria.ca>, <bisitt@victoria.ca>, <jloveday@victoria.ca>, Margaret Lucas <mlucas@victoria.ca>, Pam Madoff <pmadoff@victoria.ca>, "Charlayne Thornton-Joe (Councillor)" <cthornton-joe@victoria.ca>, <gyoung@victoria.ca>

Subject: 515 & 533 Chatham St Development Permit Application

To Mayor and Council,

I would like to share some of my concerns regarding the application currently under consideration for a Development Permit for 515 & 533 Chatham Street.

I am dismayed by the design, the massing of the overall project, the lack of respect given to the local context and the failure to comply with the Old Town Guidelines. This proposal is highly inappropriate for the site and the area in general. This project is not a conversion of an existing factory or warehouse and yet that is how it appears to read. Instead the applicant is working with a blank canvas and what could be developed here should stand as a benchmark for future development that may come in this transition zone with great potential from Old Town to Rock Bay.

As a point of reference, I have included two images from the same block, but on the Herald Street side. These buildings stand as fine examples of the local context, materials and the level of detail and differentiation along the block that should be expected of any new construction happening in this district.

I have other concerns regarding this project, specifically the very small unit sizes and the lack of mix of product being offered, which relate to liveability, but I understand that they are beyond the purview of this application.

I respectfully request that the Mayor and Council decline this application as currently proposed.

Regards,
Wendy Bowkett





Pamela Martin

From: Colin Ewart [REDACTED]
Sent: Thursday, November 23, 2017 9:11 AM
To: Public Hearings
Subject: Input on proposed changes 515 and 533 Chatham Street

Dear Council,

I am the owner of a property at 534 Pandora Avenue, and am writing to provide my input regarding the proposed changes at 515 and 533 Chatham Street.

Having reviewed the development permit for variances for these properties I want Council to know that I support the variances requested. I chose to purchase a property in this heritage district because it offers mixed, affordable, rejuvenated properties and spaces. Clearly this area of the city is undergoing exciting redevelopment. The area is increasingly vibrant with residents, visitors, and workers at all times of the week, and I feel that the Ironworks development will be another welcome and needed addition to this area. Following past media coverage of Ironworks I have taken the time to visit the LeFevre office on Fisgard to review the development plans and renderings. Considering the scale, design, and aesthetic fit of other approved developments in the City of Victoria, I consider the development variance requests to be modest and in keeping with what is needed to affordably renew this property parcel. I encourage Council to support the development variance as we need to do more to create new residential housing in the city, and in this district in particular. It adds to general liveability in this great part of Victoria.

Sincerely,

Colin Ewart [REDACTED]

From: Public Hearings
Subject: FW: 515 & 533 Chatham St Development Permit Application

Begin forwarded message:

From: Doug Boyd <[REDACTED]>
Date: November 23, 2017 at 11:40:16 AM PST
To: "Lisa Helps (Mayor)" <mayor@victoria.ca>, <malto@victoria.ca>, "Chris Coleman (Councillor)" <ccoleman@victoria.ca>, <bisitt@victoria.ca>, <jloveday@victoria.ca>, Margaret Lucas <mlucas@victoria.ca>, Pam Madoff <pmadoff@victoria.ca>, "Charlayne Thornton-Joe (Councillor)" <cth Thornton-joe@victoria.ca>, <gyoung@victoria.ca>
Subject: 515 & 533 Chatham St Development Permit Application

To Mayor and Council

I have reviewed the Advisory Design Panel Report dated July 12. In my view, it is an excellent document and development permit approval should not be given without commitment by the applicant to implementing its recommendations.

Along with many residents who live in Old Town, I am concerned with the scale, massing and height of the proposal. There seems to be no sensitivity to the character of Old Town; in my view the proposed development appears very industrial in nature with square box buildings, metal cladding and blank featureless walls. I would certainly not chose to live in such a building. As an example, the development at 601 Herald should be considered as a building that is more sensitive to the context of Old Town.

This may not be within the scope of the development permit process, however, in my view there are too many residential parking spaces. We are trying to do all we can to discourage the use of personal automobiles, for those who live downtown. Providing this much resident parking flies in the face of this objective. Arguably, most downtown residents do not require a personal car. The city has great walkability, transit is relatively good downtown, bike lanes are being built, and more.

I am happy to see a parking lot replaced with residential units, especially rental units. However, we should not have to sacrifice the character of Old Town to meet this need.

I respectfully request that Mayor and Council decline this application as currently proposed.

Doug Boyd
648 Herald Street

Lacey Maxwell

From: Rob Wittman <[REDACTED]>
Sent: November 23, 2017 2:13 PM
To: Lisa Helps (Mayor)
Subject: 515 Chatham

To Mayor and Council

Re: 515 Chatham

I'm concerned that this development in its current iteration is in obvious noncompliance with the design guidelines for Old Town. It's overheight, and utterly lacking in any meaningful articulation. Long, unbroken facades on massive buildings are not what the designers of the guidelines had in mind. I am especially worried that this is the first of many like it. It doesn't seem that this is the best way to achieve densification. I encourage you to ask the developer and his architects to deal with these glaring issues before granting approval.

Regards
Robert Wittman

Lacey Maxwell

From: Rob Wittman [REDACTED]
Sent: November 23, 2017 2:13 PM
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Regards
Robert Wittman