

# Advisory Design Panel Report

For the Meeting of March 22, 2023

То:	Advisory Design Panel	Date:	March 3, 3023
From:	Miko Betanzo, Senior Planner - Urban Design		
Subject:	Development Permit with Variance Applica Street	tion No. 000	622 for 533 Chatham

# **EXECUTIVE SUMMARY**

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

The proposal is for a six-storey mixed-use building with ground floor commercial uses and a development permit with variance is required. The variance is for the height of the building. A through-block walkway and a small park are also proposed, both of which will have public access secured over them via a statutory right of way.

The application is generally consistent with the form and massing guidelines in the Downtown Core Area Plan and the design principles set out in the Old Town Design Guidelines.

Staff are looking for commentary from the Advisory Design Panel with regard to:

- activation approaches for the ground floor facing Chatham Street
- design strategies to lessen potential CPTED issues related to the through block walkway and public park/ plaza
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

# BACKGROUND

Applicant:	Mr. Stephane Laroye SLA Architecture Inc.
Architect:	Mr. Stephane Laroye, Architect AIBC SLA Architecture Inc.
Development Permit Area:	Development Permit Area 1, Core Historic
Heritage Status:	N/A

# **Description of Proposal**

The proposal is for a six-storey mixed-use building and includes a through-block walkway and an associated park/plaza.

The proposal includes the following major design components:

- two different but complementary, six-storey buildings, connected via a recessed glassed corridor that demarcates a through-block walkway
- an amalgamation of four lots facing both Chatham and Herald Street
- an accessible, barrier-free through-block walkway, connecting Herald Street to Chatham Street
- a voluntarily provided landscaped pocket park/plaza adjacent to the Heritage registered Wilson building.

The following data table compares the proposal with the existing OTD-1 Zone, Old Town District. An asterisk is used to identify where the proposal does not meet the standards o the existing Zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	Zone Standard	OCP Policy	Downtown Core Area Plan
Density (Floor Space Ratio) – maximum	2.45	3.0	3.0	n/a
Height (m) – maximum	20.7*	15	n/a	15
Storeys – maximum	6*	5	5	5
Vehicle parking – minimum	79*	92		
Bicycle parking stalls – minimum				
Class 1	142	124		
Class 2	12	12		

# Sustainability Features

In addition to meeting to BC Building Code Step 3, which is required for multi-family housing in Victoria, the applicant has noted that 100% of provided parking will be energized for electric vehicle charging and the proposed pre-finished metal cladding will comprise of 25-35% recycled content. The conversion of the existing parking area into a publicly accessible park/plaza as well as the retention of the existing trees within this area also contributes to the project's overall sustainability.

# **ISSUES AND ANALYSIS - Consistency with Policies and Design Guidelines**

# Official Community Plan

The subject property is located within the Core Historic Urban Place Designation in the Official Community Plan (OCP, 2012). This designation envisions buildings up to five storeys with a maximum density of 3:1 Floor Space Ratio (FSR). The proposal is for a six-storey building at a density of 2.45:1 FSR and is consistent with the envisioned uses in the OCP.

Within the OCP, the subject properties are also identified to be within Development Permit Area 1, Core Historic. The objectives of this designation are to:

- conserve and enhance the heritage value and character of this area
- revitalize and enhance the area though infill development with high quality architecture, landscape, and sensitive, innovative interventions.

To achieve these objectives, the Downtown Core Area Plan and the Old Town Design Guidelines provide policy and guidance to evaluate proposals. A high-level summary of the most applicable excerpts from these documents is provided below.

### Downtown Core Area Plan (DCAP, 2011)

Building heights and set backs are the main applicable policies from the DCAP. Other policies in DCAP related to form and character overlap with policies in the Old Town Design Guidelines (OTDG), and in these instances, the OTDG are referred to and evaluated in the latter section of this report. The proposal generally meets the building set-back criteria in DCAP, however, a five-meter variance (approx.) is requested for the maximum height (15m to 20.7m).

The request for this variance is the result of shifting density off the amalgamated property on Herald Street to create a park/ plaza area and in part due to the City's requirement for taller ground floors. A key defining feature of Old Town is tall commercial ground floor heights, which help to create traditional building proportions and allows for greater flexibility for future changes of use.

Staff have not identified the height variance as a problematic aspect of the proposal because its request is the result of shifting density to achieve a public park/ plaza and to be consistent with the form and character of Old Town. That said, the ADP is asked to comment on the relative perceived impacts of this variance.

# Old Town Design Guidelines (2006) (OTDG)

Broadly, the OTDGs aim to to foster building designs that respect, complement and contribute positively to the historic context of Old Town while encouraging innovative, creative and timeless design solutions. To achieve this, the guidelines promote:

- building footprints that reflect the historical, small, block patterns in Old Town,
- adherence to the classical architectural tenets of order, proportion, hierarchy, balance and scale,
- diversity, quality and authenticity to ensure that new buildings complement and fit but are also distinguishable from the genuinely historic buildings of Old Town.

To reflect the historical small block pattern in Old Town, the proposal breaks up the building mass into two distinct architectural identities, separated by a recessed glassed corridor. Both buildings employ a formally organized fenestration pattern, with structural bays that carry through from the ground floor to the building terminus. One building is clad with weathering steel, similar to the Iron Works building to its west and the other, with its industrially inspired saw-tooth roof, is clad in natural waxed steel. Classical tri-partite building proportions are reflected with the tall ground floor, similar middle stories and proportionally distinctive parapet and saw tooth roof details that define the top of either building.

Notably, this application is largely consistent with the form and character design guidelines for the area and the applicant has voluntarily provided a park/ plaza feature, over and above policy requirements for a through-block walkway. That said, in the spirit of promoting excellence, the ADP is asked to comment on the following aspects of the proposal:

- activation approaches for the ground floor which requires two garage entries that dominate this frontage and diminish the potential for pedestrian activation.
- design strategies to lessen potential CPTED issues related to the through block walkway and public park/ plaza.

# OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

# **Option One**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000622 for 533 Chatham Street be approved as presented.

# **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000622 for 533 Chatham Street be approved with the following changes:

• as listed by the ADP.

# **Option Three**

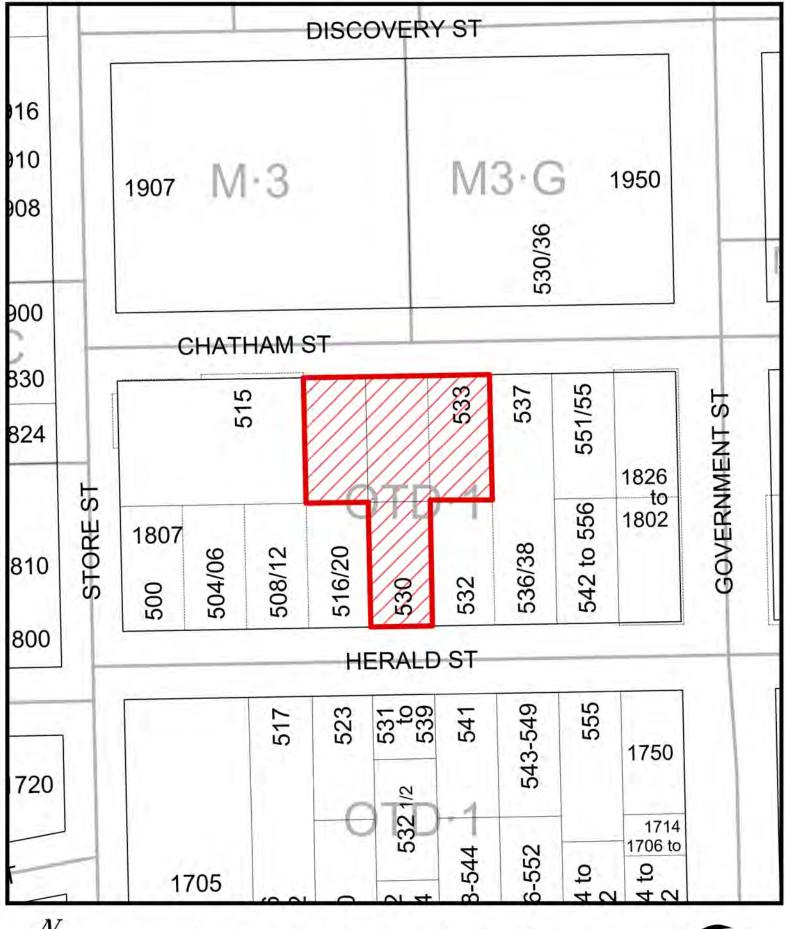
That the Advisory Design Panel recommend to Council that Development Permit Application No. 000622 for 533 Chatham Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

• as listed by the ADP, if there is further advice on how the application could be improved.

# ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped February 10, 2023
- Applicant's letter dated February 9, 2023

cc: Mr. Stephane Laroye, Architect AIBC



533 Chatham Street and 530 Herald Street Development Permit No.000622







533 Chatham Street and 530 Herald Street Development Permit No.000622



# Le Fevre & Company



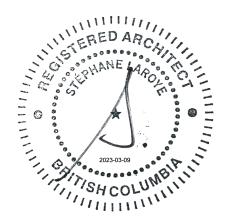
# Wilson Public Park + The Albion Residences

Introducing a much sought after **Park** space and **Through-Block Passage** within Old Town along with a residential building that strengthens and reinforces the rich heritage fabric of Old Town as well as the Victorian/Edwardian industrial legacy of the neighbourhood. The project features 117 contemporary homes and a commercial-retail space along Chatham Street.



# Wilson Public Park + The Albion Residences





# **Zoning Summary**

# **Legal Addresses:** (see page A1.01 for subdivision strategy) LOT 1:

PID: 009-370-765; Folio: 01058098; Plan Number: Victoria City; Legal: LOT 483, Victoria, Victoria City

Civic Address:	N/A
Zoning:	OTD-1: Old Town District -
Development Permit Area:	DPA 1 (HC) - Historic Core
Site Dimensions/Area:	18.31m x 36.93m (676.1m <sup>2</sup>
	,

LOT 2: (SDS submitted and dated 2022-10-01 is associated with this lot) PID: 006-087-108; Folio: 01058002; Plan Number: City; Legal: LOT 482, Victoria

ivic Address:	"533 Chatham Street, Victoria, BC"
Coning:	OTD-1: Old Town District - 1
Development Permit Area:	DPA 1 (HC) - Historic Core
Site Dimensions/Area:	18.31m x 36.93m (676.24m <sup>2</sup> )

# LOT 3:

PID: 006-087-094; Folio: 01058002; Plan Number: City; Legal: LOT 481, Victoria

Civic Address: Zoning:	"533 Chatham Street, Victoria, BC" OTD-1: Old Town District - 1
Development Permit Area:	DPA 1 (HC) - Historic Core
Site Dimensions/Area:	18.31m x 36.93m (676.2m <sup>2</sup> )

# LOT 4:

PID: 024-380-270; Folio: 01058011; Plan Number: VIP68503; Legal: LOT A of lots 473& 474, Victoria, Plan 68503

Civic Address:	"530/532 Herald Street, Victoria, BC"
Zoning:	OTD-1: Old Town District - 1
Development Permit Area:	DPA 1 (HC) - Historic Core
Site Dimensions/Area:	36.62m x 36.94m (1,352.74m <sup>2</sup> )
Site Dimensions/Area (upon s	subdivision):
Lot 4.1	7.8m x 36.94m (283.37m <sup>2</sup> )
Lot 4.2 (Wilson)	28.9m x 36.94m (3207.13m <sup>2</sup> )

TOTAL SITE AREA UPON SUBDIVISION/CONSOLIDATION:		
<u>2,592.49 m<sup>2</sup></u>		
OTD-1 Zone:		
Max Development Density:	3.0:1	
Max Height:	15m	
Parapets: 1.0m		
Rooftop Structures: 5.0m		

Projections into Setbacks - Max: Balconies, cornices, guardrails etc.: 0.6m Ext. wall treatments, insulation etc.: 0.13m

# Code Summary (BCBC 2018)

Major Occupancy: Building Area:	C (Residential)/ F3 (Parking Garage) L1/below ground 1424.89 m2
Building Height:	6 storeys
• •	P1 - 26
·	L1 - 12 (parking)/60 (CRU)
	L2 - 46
	L3 - 46
	L4 - 46
	L5 - 46
	L6 - 46
Streets Facing (3.2	
3.2.2.50: Group C	up to 6 storeys sprinklered:
	ng area not more than 1500m2 (@ 6 storeys)
comb	ustible/noncombustible

Floor and supporting structure FRR 1hr Roof FRR 1hr Floor FRR parkade 2hr C/D fire separation: N/A (2hr provided) Sprinklered: Yes NFPA 12-2013

# **FAR Calculation**

Total FAR:	2.45
Total FAR Area proposed:	6,345.62m <sup>2</sup>
Total site area: Max Area Allowed (3.0FAR):	2,592.49m <sup>2</sup> 7,777.47m <sup>2</sup>

# <u>Areas</u>

Gross Floor Area Total			
Level 1	Circulation	1,498.3 ft²	
Level 1	Commercial	895.3 ft <sup>2</sup>	
Level 1	Home Occupation	1,546.6 ft <sup>2</sup>	
3,940.2 f			
Level 2	Circulation	3,085.4 ft <sup>2</sup>	
Level 2	Residential	9,787.3 ft <sup>2</sup>	
12,872.7 ft <sup>2</sup>			
Level 3	Circulation	3,085.4 ft <sup>2</sup>	
Level 3	Residential	9,787.3 ft <sup>2</sup>	
		12,872.7 ft <sup>2</sup>	
Level 4	Circulation	3,085.4 ft <sup>2</sup>	
Level 4	Residential	9,787.3 ft <sup>2</sup>	
12,872.7 ft <sup>2</sup>			
Level 5	Circulation	3,085.4 ft <sup>2</sup>	
Level 5	Residential	9,787.3 ft²	
		12,872.7 ft <sup>2</sup>	
Level 6	Circulation	3,085.4 ft <sup>2</sup>	
Level 6	Residential	9,787.3 ft²	
		12,872.7 ft <sup>2</sup>	
Grand total		68,303.7 ft <sup>2</sup>	
		6,345.62 m²	

Homes -	- Counts and	Areas by	/ Level
Level	Name	Area	Count
Level 1	Home Occupation	739.1 ft <sup>2</sup>	1
Level 1	Home Occupation	807.5 ft <sup>2</sup>	1
Level 1: 2		1,546.6 ft <sup>2</sup>	
Level 2	1 Bed	512.4 ft <sup>2</sup>	1
Level 2	1 Bed	565.4 ft²	1
Level 2	1 Bed + Den	595.2 ft <sup>2</sup>	1
Level 2	1 Bed + Den	653.5 ft²	1
Level 2	1 Bed + Den	685.0 ft²	1
Level 2	Micro	344.6 ft <sup>2</sup>	1
Level 2	Micro	347.0 ft <sup>2</sup>	1
Level 2	Micro	717.4 ft <sup>2</sup>	2
Level 2	Micro	1,077.6 ft <sup>2</sup>	3
Level 2	Micro	363.0 ft <sup>2</sup>	1
Level 2	Micro	1,093.2 ft <sup>2</sup>	3
Level 2	Micro	731.2 ft <sup>2</sup>	2
Level 2	Micro	367.2 ft <sup>2</sup>	1
Level 2	Micro	372.5 ft <sup>2</sup>	1
Level 2	Studio	440.3 ft <sup>2</sup>	1
Level 2	Studio	454.1 ft <sup>2</sup>	1
Level 2	Studio	467.6 ft <sup>2</sup>	1
Level 2: 23		9,787.3 ft <sup>2</sup>	
Level 3	1 Bed	512.4 ft <sup>2</sup>	1
Level 3	1 Bed	565.4 ft <sup>2</sup>	1
Level 3	1 Bed + Den	595.2 ft <sup>2</sup>	1
Level 3	1 Bed + Den	653.5 ft²	1
		005 0 60	

Level 3	1 Bed	565.4 ft²	1
Level 3	1 Bed + Den	595.2 ft <sup>2</sup>	1
Level 3	1 Bed + Den	653.5 ft²	1
Level 3	1 Bed + Den	685.0 ft²	1
Level 3	Micro	344.6 ft <sup>2</sup>	1
Level 3	Micro	347.0 ft <sup>2</sup>	1
Level 3	Micro	717.4 ft²	2
Level 3	Micro	1,077.6 ft <sup>2</sup>	3
Level 3	Micro	363.0 ft <sup>2</sup>	1
Level 3	Micro	1,093.2 ft <sup>2</sup>	3
Level 3	Micro	731.2 ft²	2
Level 3	Micro	367.2 ft <sup>2</sup>	1
Level 3	Micro	372.5 ft <sup>2</sup>	1
Level 3	Studio	440.3 ft <sup>2</sup>	1
Level 3	Studio	454.1 ft²	1
Level 3	Studio	467.6 ft²	1
Level 3: 23		9,787.3 ft <sup>2</sup>	

Level 4	1 Bed	512.4 ft <sup>2</sup>	1
Level 4	1 Bed	565.4 ft²	1
Level 4	1 Bed + Den	595.2 ft <sup>2</sup>	1
Level 4	1 Bed + Den	653.5 ft²	1
Level 4	1 Bed + Den	685.0 ft²	1
Level 4	Micro	344.6 ft <sup>2</sup>	1
Level 4	Micro	347.0 ft <sup>2</sup>	1
Level 4	Micro	717.4 ft <sup>2</sup>	2
Level 4	Micro	1,077.6 ft <sup>2</sup>	3
Level 4	Micro	363.0 ft <sup>2</sup>	1
Level 4	Micro	1,093.2 ft <sup>2</sup>	3
Level 4	Micro	731.2 ft <sup>2</sup>	2
Level 4	Micro	367.2 ft <sup>2</sup>	1
Level 4	Micro	372.5 ft <sup>2</sup>	1
Level 4	Studio	440.3 ft <sup>2</sup>	1

Gross	Floor Area To	otal by Type
evel 1	Circulation	1,498.3 ft²
evel 2	Circulation	3,085.4 ft <sup>2</sup>
evel 3	Circulation	3,085.4 ft <sup>2</sup>
evel 4	Circulation	3,085.4 ft <sup>2</sup>
evel 5	Circulation	3,085.4 ft <sup>2</sup>
evel 6	Circulation	3,085.4 ft <sup>2</sup>
		16,925.4 ft <sup>2</sup>
evel 1	Commercial	895.3 ft²
		895.3 ft <sup>2</sup>
evel 1	Home Occupation	1,546.6 ft <sup>2</sup>
		1,546.6 ft <sup>2</sup>
evel 2	Residential	9,787.3 ft²
evel 3	Residential	9,787.3 ft²
evel 4	Residential	9,787.3 ft <sup>2</sup>
evel 5	Residential	9,787.3 ft²
evel 6	Residential	9,787.3 ft²
		48,936.3 ft <sup>2</sup>
Grand total		68,303.7 ft <sup>2</sup>

Homes	- Counts and	Areas t
Level	Name	Area
Level 4	Studio	454.1 ft <sup>2</sup>
Level 4	Studio	467.6 ft <sup>2</sup>
Level 4: 23		9,787.3 ft²
Level 5	1 Bed	512.4 ft <sup>2</sup>
Level 5	1 Bed	565.4 ft <sup>2</sup>
Level 5	1 Bed + Den	595.2 ft <sup>2</sup>
Level 5	1 Bed + Den	653.5 ft²
Level 5	1 Bed + Den	685.0 ft <sup>2</sup>
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Level 5	Micro	363.0 ft <sup>2</sup>
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Level 5	Micro	731.2 ft <sup>2</sup>
Level 5	Micro	367.2 ft <sup>2</sup>
Level 5	Micro	372.5 ft <sup>2</sup>
Level 5	Studio	440.3 ft <sup>2</sup>
Level 5	Studio	454.1 ft <sup>2</sup>
Level 5	Studio	467.6 ft <sup>2</sup>
Level 5: 23		9,787.3 ft²
Level 6	1 Bed	512.4 ft <sup>2</sup>
Level 6	1 Bed	565.4 ft <sup>2</sup>

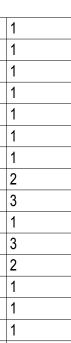
1 Bed	512.4 ft <sup>2</sup>
1 Bed	565.4 ft <sup>2</sup>
1 Bed + Den	595.2 ft <sup>2</sup>
1 Bed + Den	653.5 ft <sup>2</sup>
1 Bed + Den	685.0 ft²
Micro	344.6 ft <sup>2</sup>
Micro	347.0 ft <sup>2</sup>
Micro	717.4 ft <sup>2</sup>
Micro	1,077.6 ft <sup>2</sup>
Micro	363.0 ft <sup>2</sup>
Micro	1,093.2 ft <sup>2</sup>
Micro	731.2 ft <sup>2</sup>
Micro	367.2 ft <sup>2</sup>
Micro	372.5 ft <sup>2</sup>
Studio	440.3 ft <sup>2</sup>
Studio	454.1 ft <sup>2</sup>
Studio	467.6 ft <sup>2</sup>
Level 6: 23	
7	50,483.2 ft <sup>2</sup>
	1 Bed 1 Bed + Den 1 Bed + Den 1 Bed + Den Micro Micro Micro Micro Micro Micro Micro Studio Studio Studio

# Homes - Counts and Areas by Type

Name	Area	Count
1 Bed	5,389.4 ft <sup>2</sup>	10
1 Bed + Den	9,668.4 ft²	15
Home Occupation	1,546.6 ft <sup>2</sup>	2
Micro	27,068.2 ft <sup>2</sup>	75
Studio	6,810.6 ft²	15
	50,483.2 ft <sup>2</sup>	117

,	/ Level
	Count
	1
	1

1
1
1
1
1
1
1
2
2 3
1
3
3 2
1
1
1
1



Ρ	a	r	k	i	n	С
•	ч	•	••	•		X

Parking Requirements: No requirement for 530/532 Herald Street	Parking Tot	als
	Туре	Provided
Otherwise: $0.65$ appears per unit < $45m^2 + 0.1$ visitor	Residential	
0.65 spaces per unit $< 45m^2 + 0.1$ visitor 0.80 spaces per unit $= 45m^2$ and $< 70m^2 + 0.1$ visitor	Accessible Stall	4
1.2 spaces per unit $> 70m^2 + 0.1$ visitor spaces	Regular Stall	68
Total required: 92 (Strata Tenure)		
	Visitor	
	Accessible Stall	1
	Regular Stall	6

Grand total: 79

# **Bicycle**

**Bicycle Parking Requirements** <u>Class A</u> 1.0/unit < 45 m² = 90 1.25/unit >= 45m<sup>2</sup> = 34 <u>Class B</u> 0.1/unit = 12

Bicycle Parking S	ummary
Туре	Count
Bicycle Stall (Horizontal)	142
Grand total: 142	

# **Design Rationale/Project Description**

Located on the northern edge of Old Town and adjacent to the bold, robust and confident Wilson Heritage Building and the recently completed addition to the community, the Ironworks project, the Albion Residential project strengthens and reinforces the rich heritage fabric of Old Town and the Victorian/Edwardian industrial legacy of the neighbourhood. The project proposes 6,345.62 sqm with 117 homes over 6 floors and 83 sqm of ground floor commercial space and includes approximately 81 parking stalls within the project.

The guidelines for Old Town encourage projects like this, that are contextually sensitive but also embody the modern age while reinforcing timeless urban and architectural design.

The neighbourhood pattern of pedestrian-friendly courtyards, alleyways and squares is extended and refined through provision of a connection from Herald to Chatham but now barrier-free. The project does not only connect the two streets with a cross-block connection through a mid-block courtyard and a privately owned park (tentatively called "Wilson Public Park" after the eponymous adjacent building, fronting Herald Street), but also unites the two frontages with a single building that establishes a bold contemporary industrial frontage along Chatham Street.

The scale and massing of both building components is orderly, logical, and well proportioned. Interior functions and the structure are clearly expressed on the facade of the building. The exterior composition including massing, solid to void ratio, are carefully sized in relation to each other, the whole and the surrounding built environment, with a clear hierarchy of components in balance.

The design is based on a simple yet intricate massing that elegantly establishes a prominent gateway park in the middle of the Herald Street block and provides a living street edge on the south side of the site. The site opens up to allow for a spacious multi-level courtyard framed with a grove of trees and is marked by a prominent gable wall and landmark exit stair tower expression at Wilson Park. This design gesture not only helps to elevate the pedestrian connection between Herald Street and Chatham Street but it also provides a much needed continuation of the Chatham Street frontage established by the neighbouring developments.

Built form is in a contemporary and industrial idiom with two distinct themes incorporated into its exterior an externally expressed rigid steel frame with juliette balconies and the second - a more robust, solid mass with punched openings, clad in weathering steel. An industrial sawtooth roof facing Chatham Street captures the eastern light while providing a contemporary industrial and expressive, varied and attractive roof line visible from the north.

The Victorian/Edwardian industrial heritage of Old Town is expressed in the building materials. The exterior palette includes weathering steel, board-form concrete, natural waxed steel, darkened metal cladding and black metal windows.

The proposed design supports and enhances the unique and rich heritage context of Old Town while contributing to Old Town's human scale character and strengthens the cohesiveness of the area. The design features and maintains the authenticity of the existing heritage urban fabric and respects its heritage value.

# Variances Requested:

# 1. Parking

Request to reduce parking requirement for the development from 92 to 79 (visitor parking ratio and accessible parking requirements remain unchanged)

# 2. Max. Height

Request to allow for additional height of 5.7m above the allowed zoning height. (see elevation drawings A5.01 and A5.02 for clarification)

# **Project Team**

<u>Developer</u> Le Fevre & Company 530 Herald Street Victoria, BC V8W 1S6 Contact: Chris Lefevre 250-380-4900 T

# <u>Architect</u>

Stephane Laroye Architect Inc. 200-19 East 5th Avenue Vancouver, BC V5T 1G7 Contact: Stephane Laroye, Principal stephane@slaarchitect.com 604-558-6955 T

# <u>Structural</u>

Read Jones Christoffersen Ltd. (RJC) 220 - 645 Tyee Road Victoria, BC V9A 6X5 Contact: Leon Plett, Principal lplett@rjc.ca 250-386-7794 T

# **Mechanical**

Avalon Mechanical Consultants Ltd. 300 - 1245 Esquimalt Road Victoria, BC V9A 3P2 Contact: Mirek Demidow, Principal mirek@avalonmechanical.com 250-940-2973 T

<u>Electrical</u> Triumph Electrical Consulting Engineering Ltd. 5056 Cordova Bay Road Victoria, BC V8Y 2K4 Contact: Randy Slade, Principal rslade@triumphengineering.ca 250-385-3713 T

# <u>Landscape</u>

LADR Landscape Architects Inc 3 - 864 Queens Avenue Victoria, BC V8T 1M5 Contact: Bev Windjack, Principal bwindjack@ladrla.ca 250-598-0105 T

# <u>Civil</u>

J.E. Anderson & Associates 4212 Glanford Avenue Victoria, BC V8Z 4B7 Contact: Ross Tuck rtuck@jeanderson.com 250-727-2214 T

# <u>Survey</u>

J.E. Anderson & Associates 4212 Glanford Avenue Victoria, BC V8Z 4B7 Contact: Ryan Hourston rhourston@jeanderson.com 250-727-2214 T

# **Geotechnical**

Ryzuk Geotechnical 28 Crease Avenue Victoria, BC V8Z 1S3 Contact: Andrew Jackson andrew@ryzuk.com 250-475-3131 T

# **Drawing List**

A0.00	Coversheet
A0.01	Project Stats
A1.01	Site Plan Existing
A1.02	Site Plan Proposed
A1.03	Average Grade
A1.04	Materials
A1.05	Artistic Renderings
A1.06	Street Elevation
A1.07	Consolidation/Subdivision
	Diagrams
A2.03	Level P1 Plan
A2.04	Level 1 Plan
A2.05	Level 2 Plan
A2.06	Level 3-6 Plan
A2.08	Roof Plan
A5.01	North & South Elevations
A5.02	East & West Elevation
A6.01	Building Section
A6.02	Building Section
A6.03	Building Section
Total: 19	

Re-Issued for Development Permit 2023.02.09 Issued for Development Permit 2022.08.31 Description Date PROJECT Wilson Public Park + The Albion Residences 530 Herald Str. + 533 Chatham Str. DRAWING **Project Stats** SLA inc. Copyright reserved. This design and drawing is the exclusive property of SLA inc. and cannot be used for any purpose vithout the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect. Prior to commencement of the work the contractor shall: verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and, bring these items to the attention of the Architect for clarification. DRAWN DATE SLA Issue Date SCALE REVIEWED 1:12 SLA PROJECT NO Project Number A0.01

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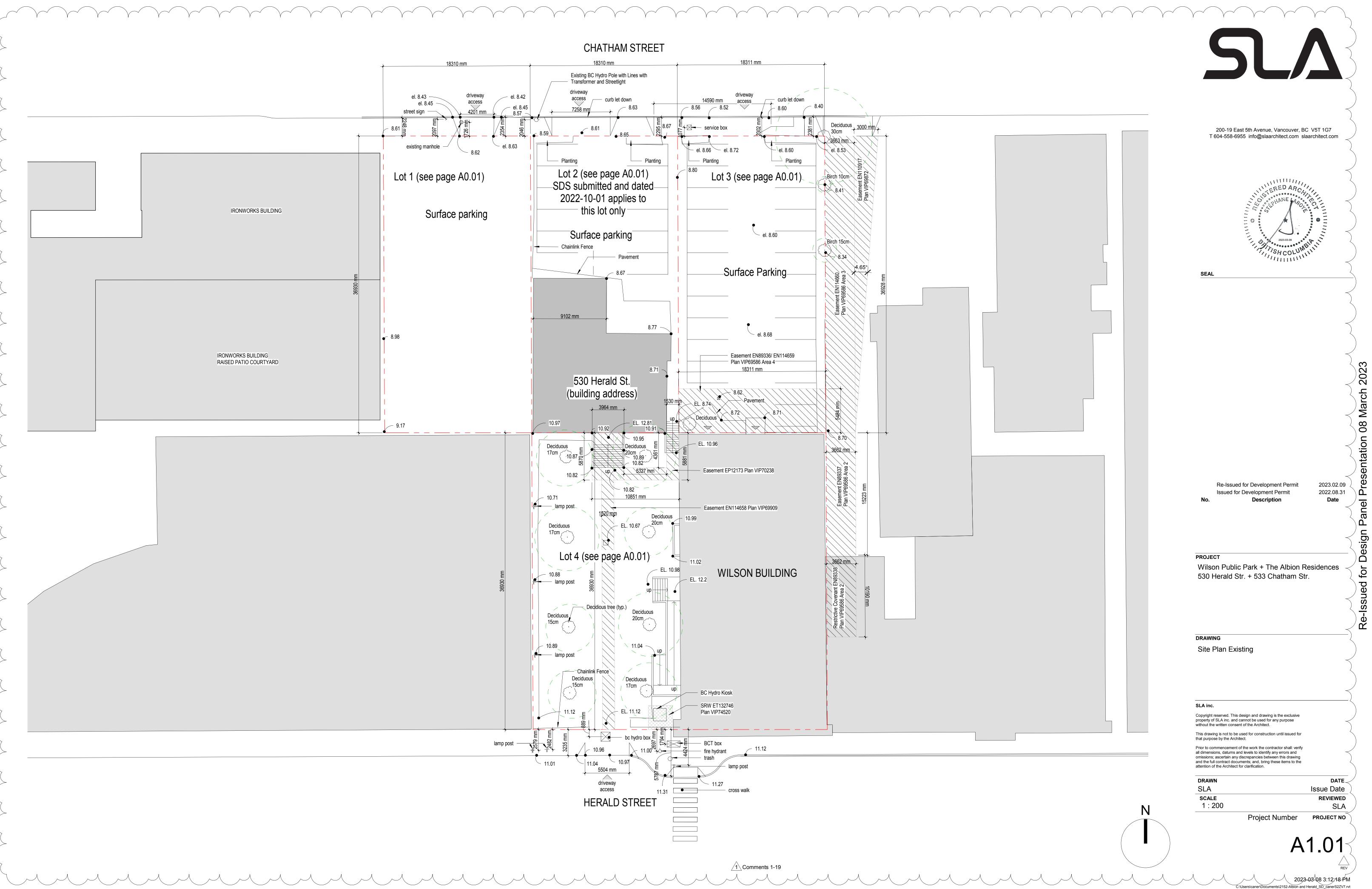
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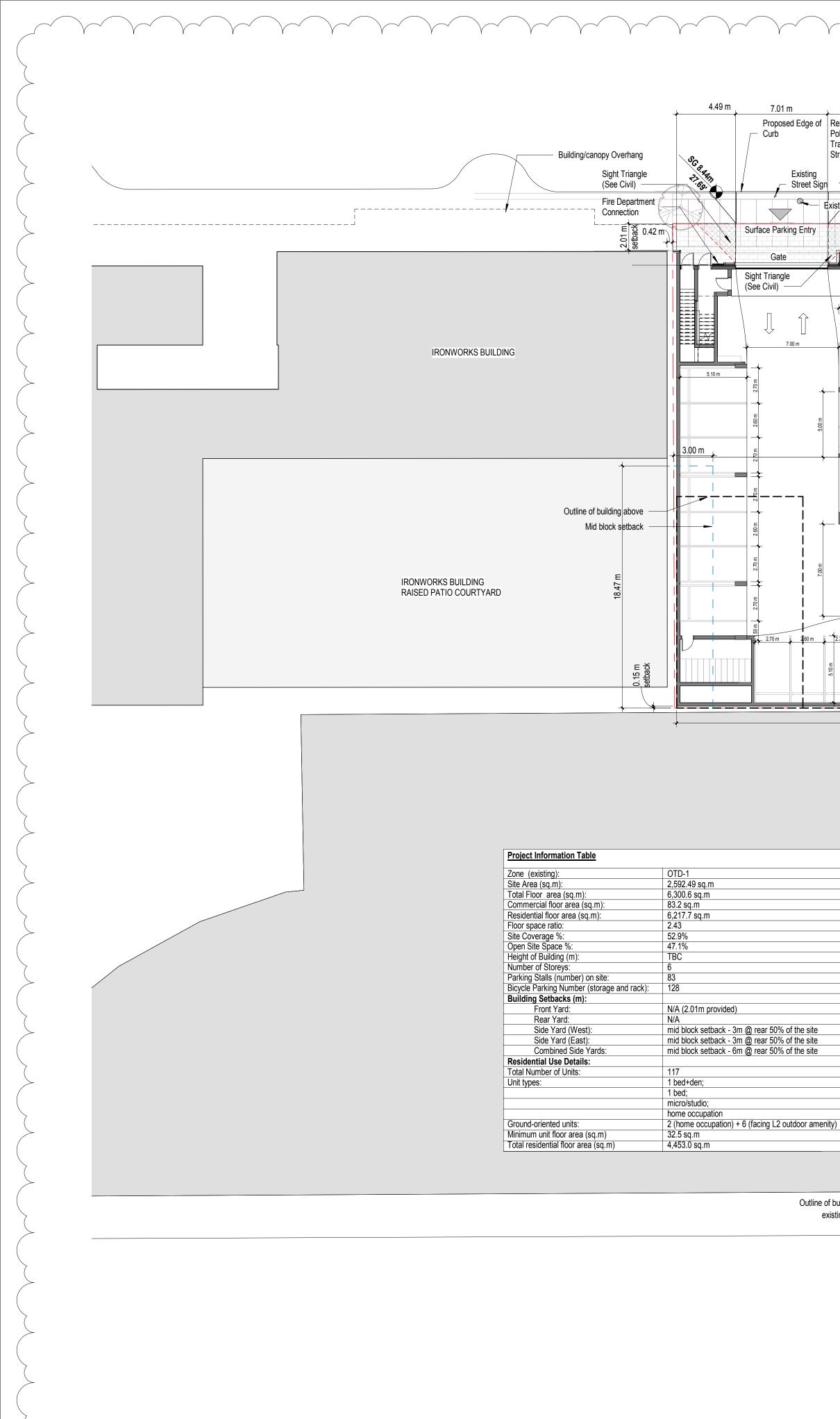
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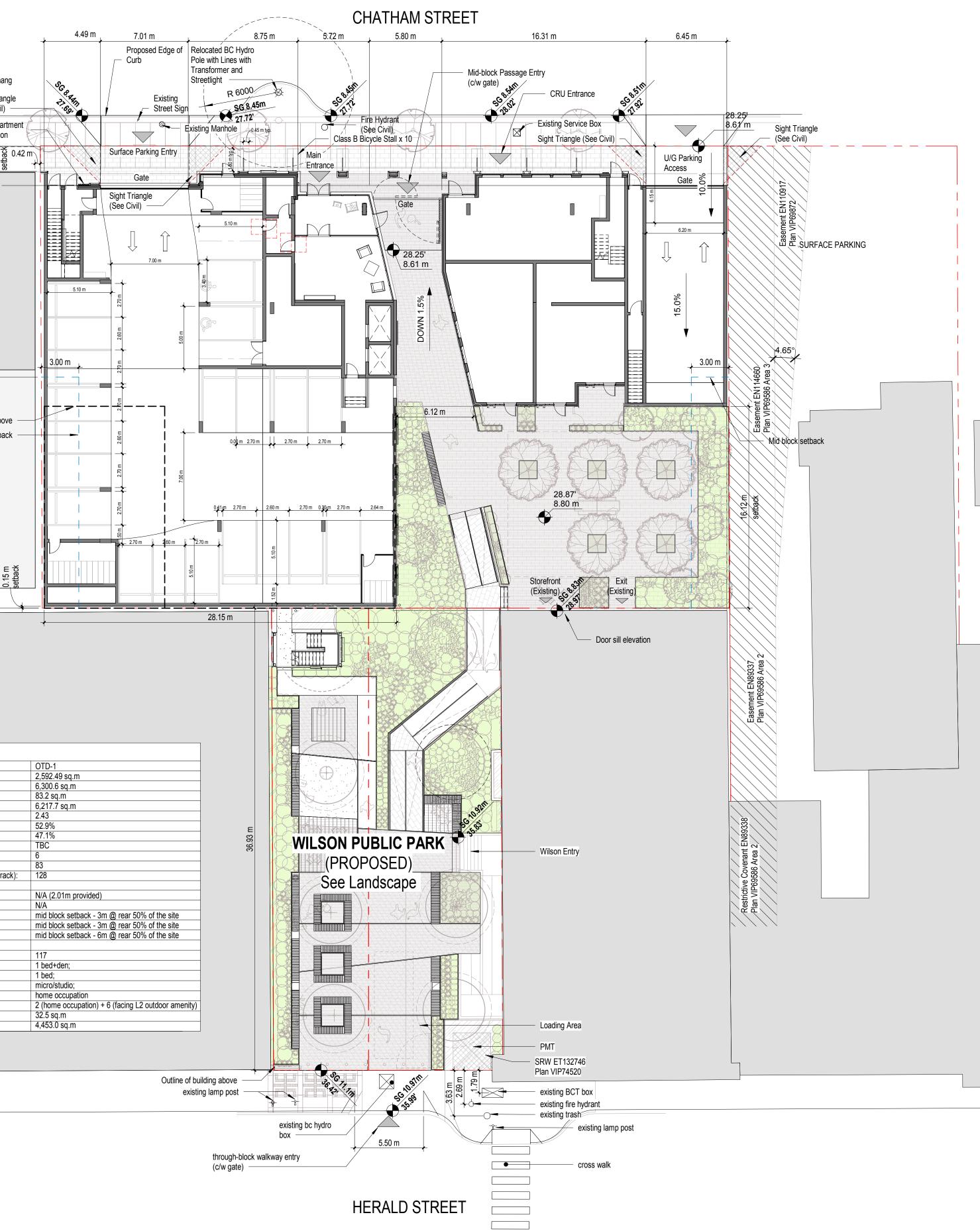
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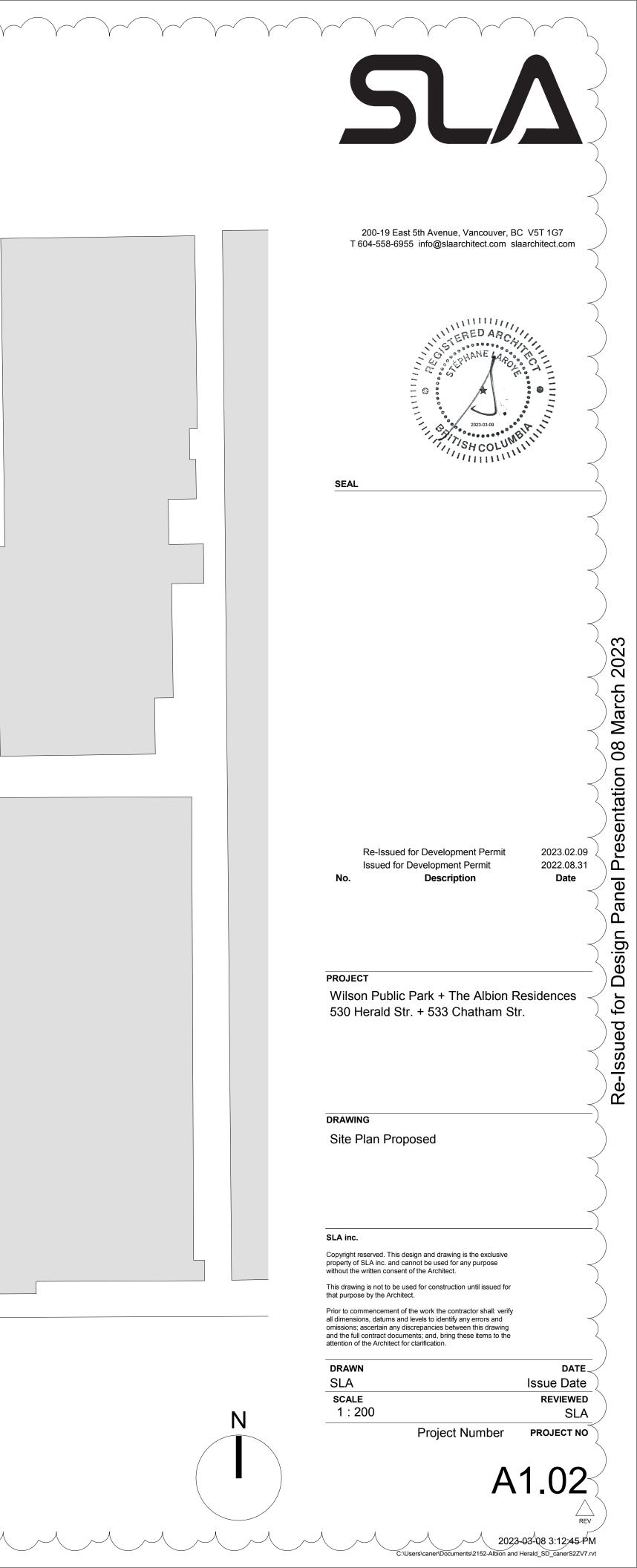
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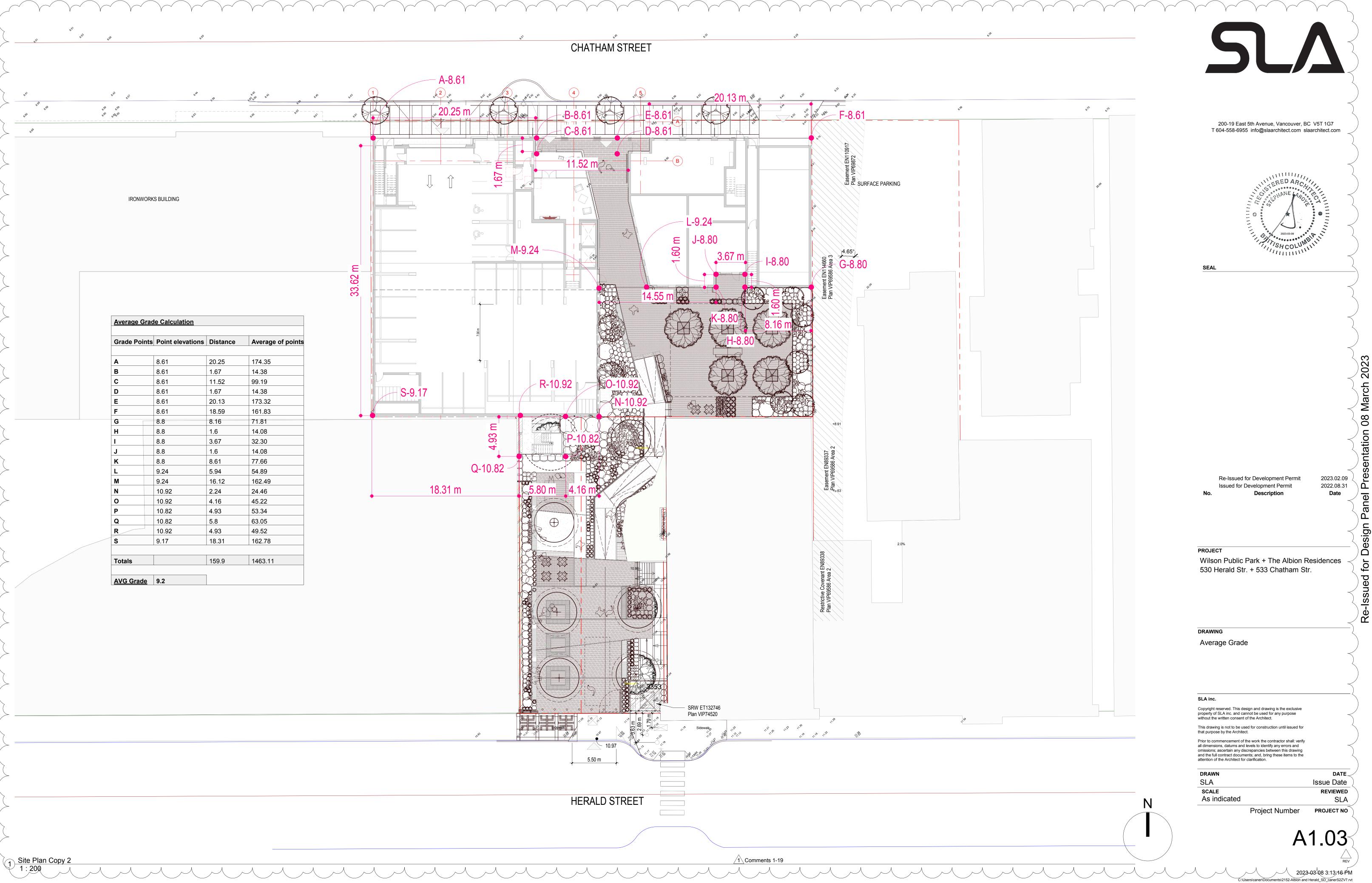
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Street Sign

Curb









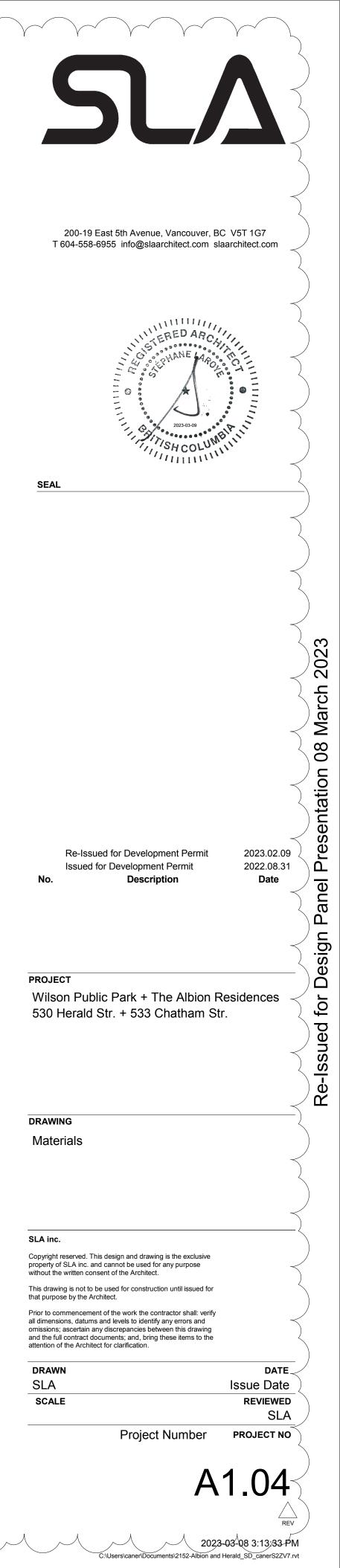


Pre formed dark grey metal profiles

Horizontal pre formed corrugated corten steel



Courtyard view - looking West







Chatham Street view - looking SE



Glazed Bridge over Through Block Passage



Wilson Park looking South



Couryard view - through block passage



Wilson Park looking North



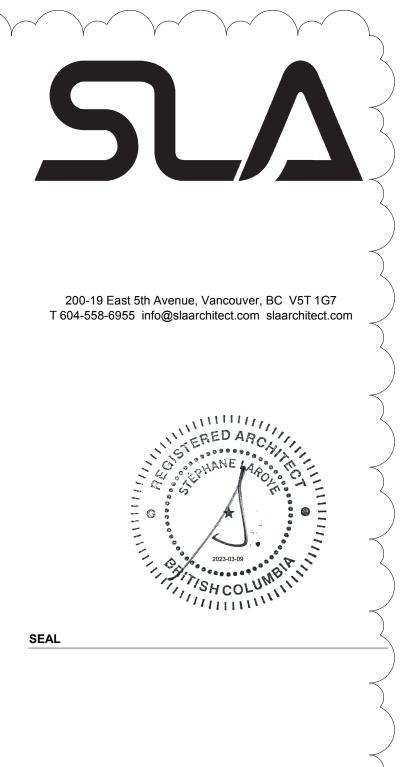
Chatham Street view - Main Lobby



Courtyard view - looking West



Herald street view - looking North



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# PROJECT

Wilson Public Park + The Albion Residences 530 Herald Str. + 533 Chatham Str.

DRAWING Artistic Renderings

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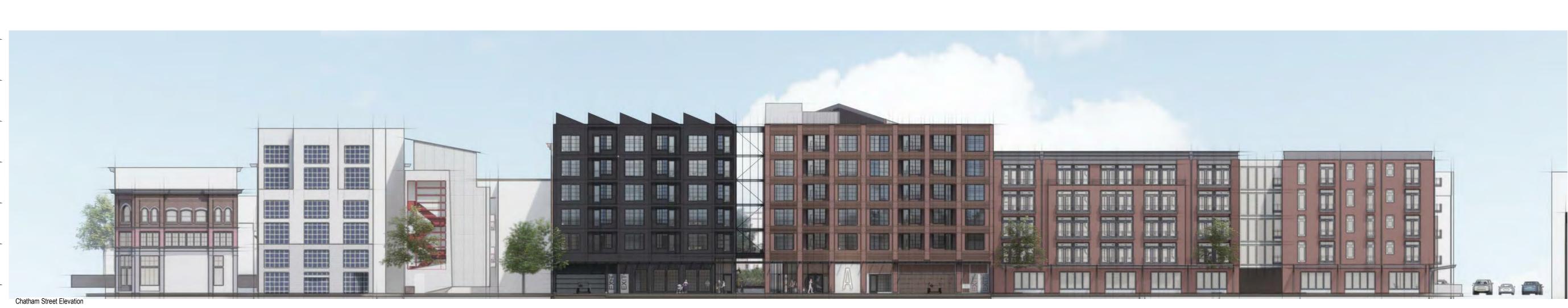
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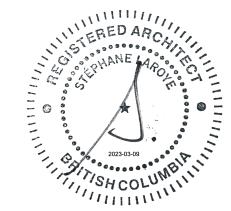
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### 2023.02.09 2022.08.31 Date

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# PROJECT

Wilson Public Park + The Albion Residences 530 Herald Str. + 533 Chatham Str.

DRAWING Street Elevation

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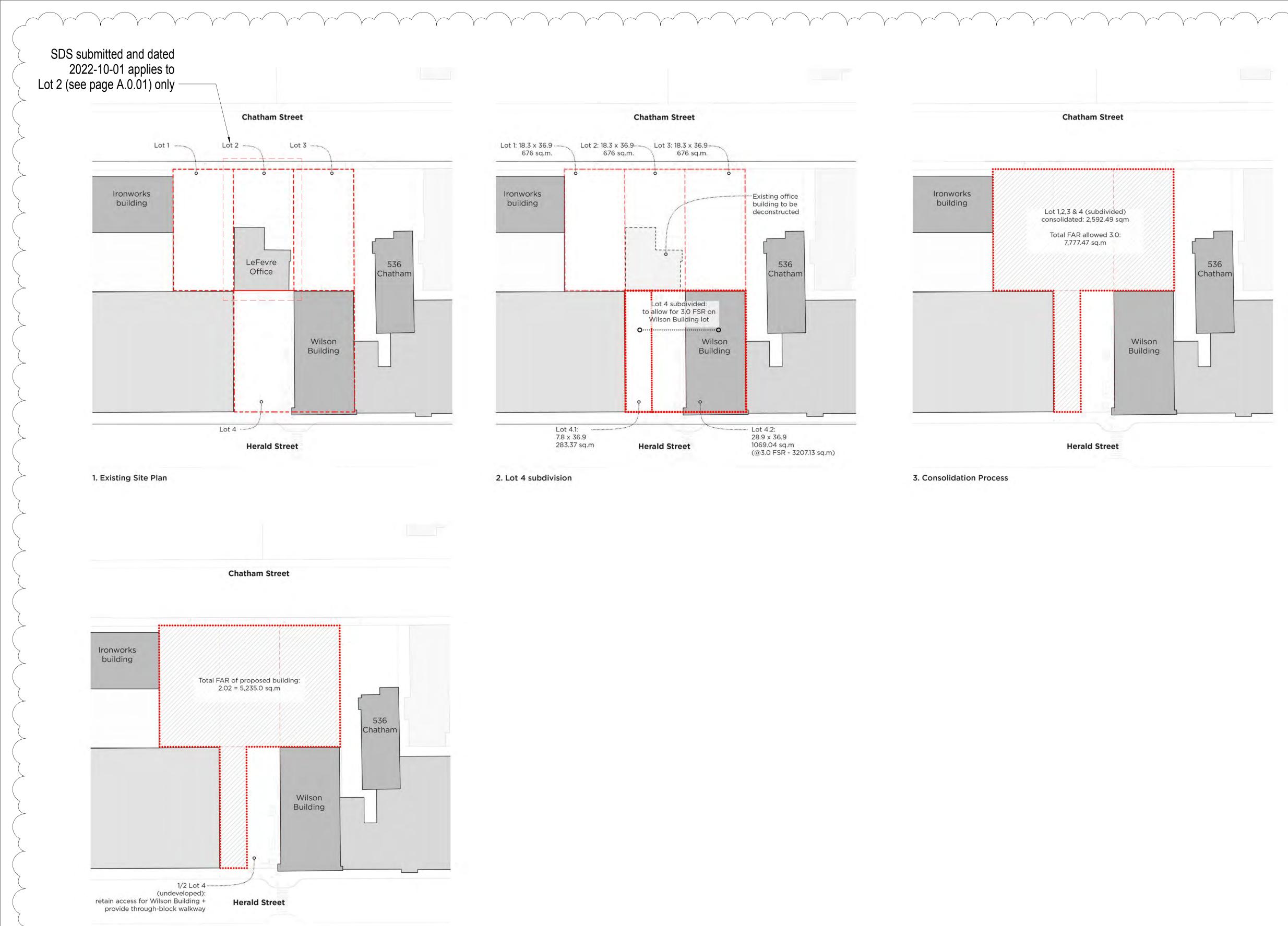


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# PROJECT

Wilson Public Park + The Albion Residences 530 Herald Str. + 533 Chatham Str.

DRAWING

Consolidation/Subdivision Diagrams

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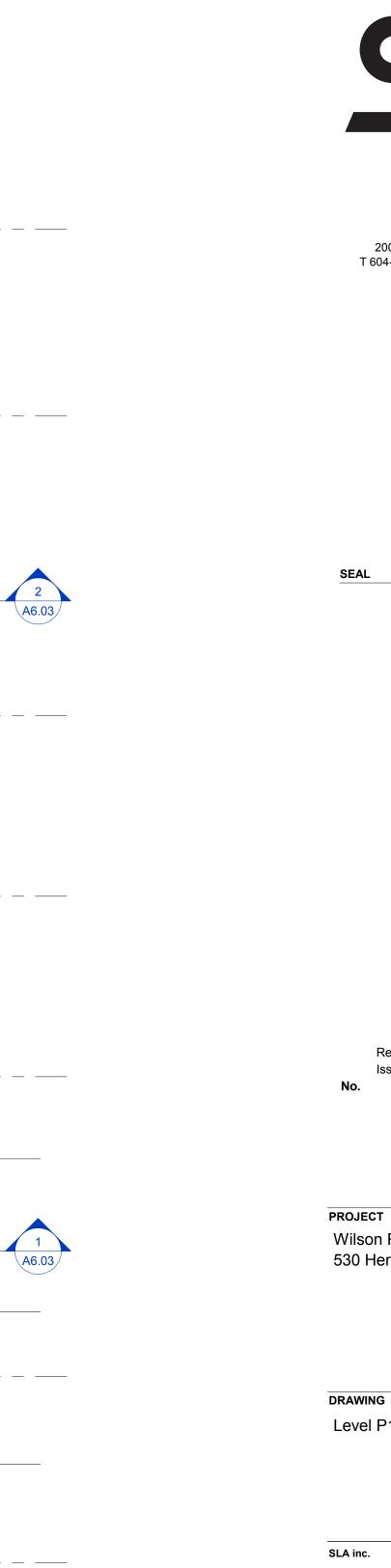
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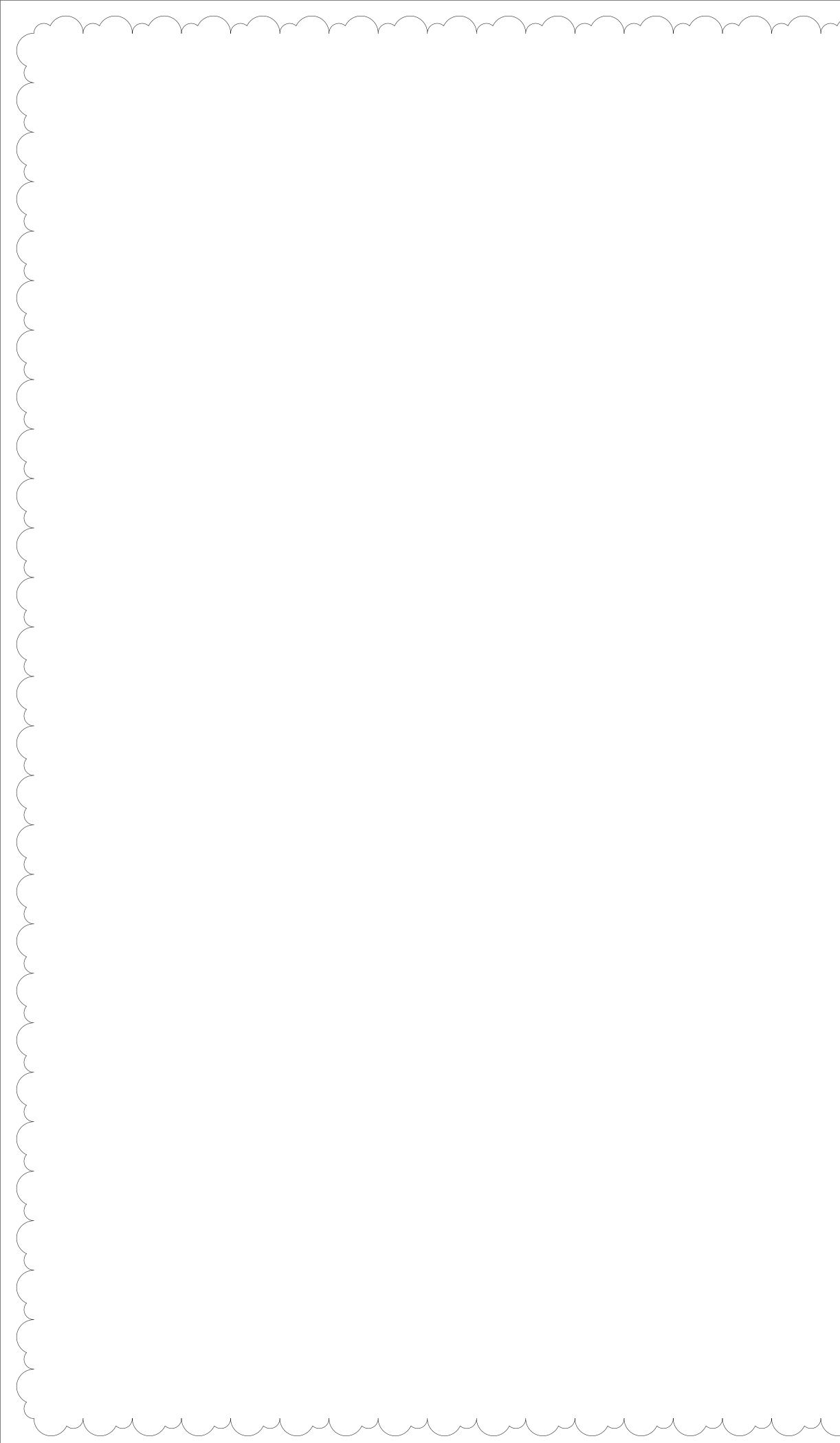
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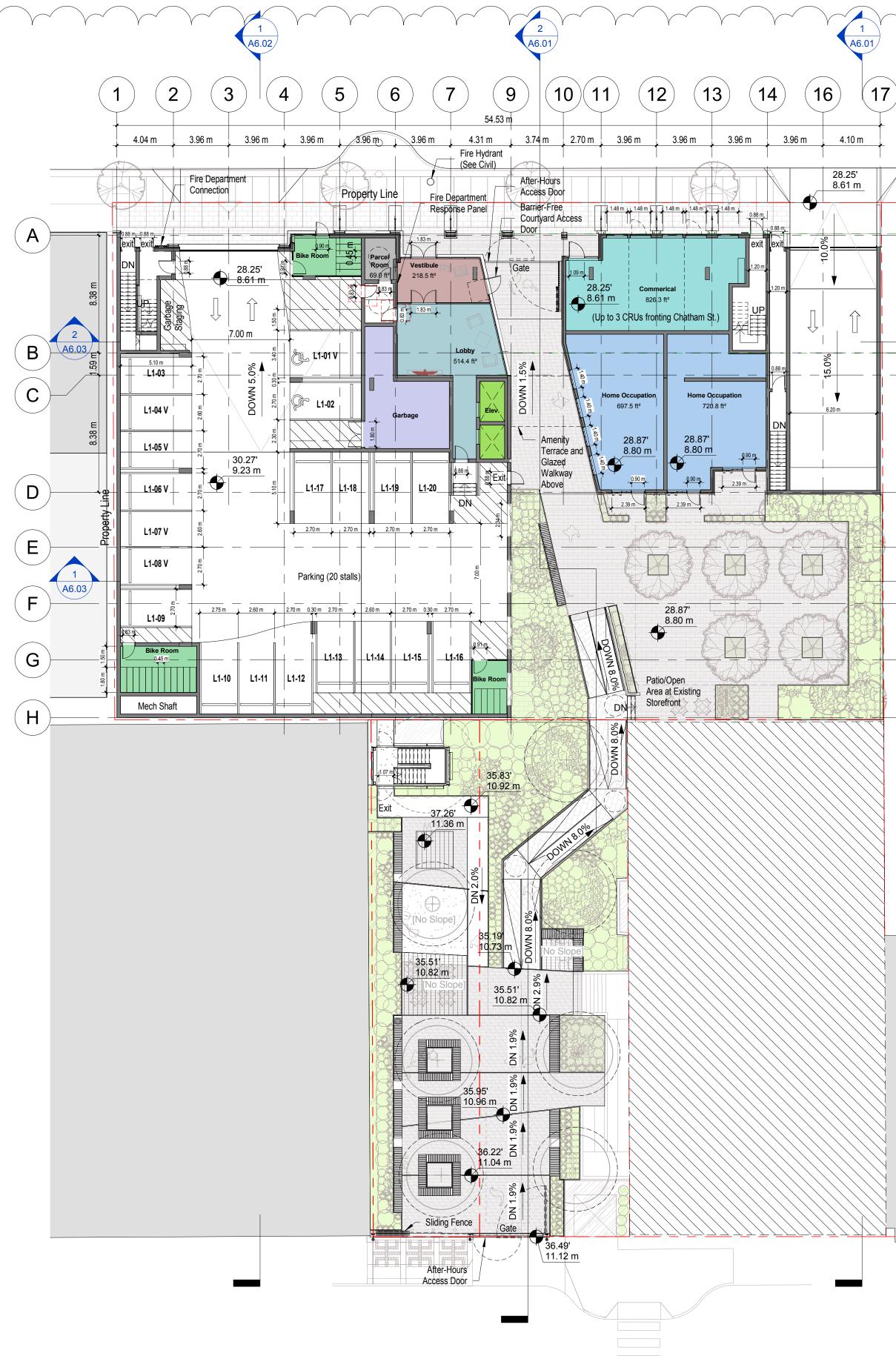
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PROJECT Wilson Public Park + The Albion Residences 530 Herald Str. + 533 Chatham Str.

> DRAWING Level 1 Plan

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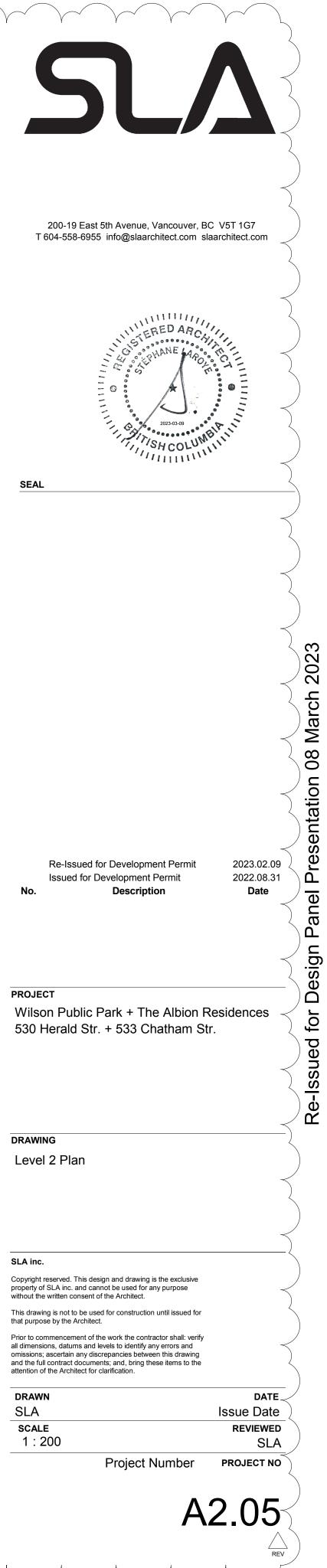
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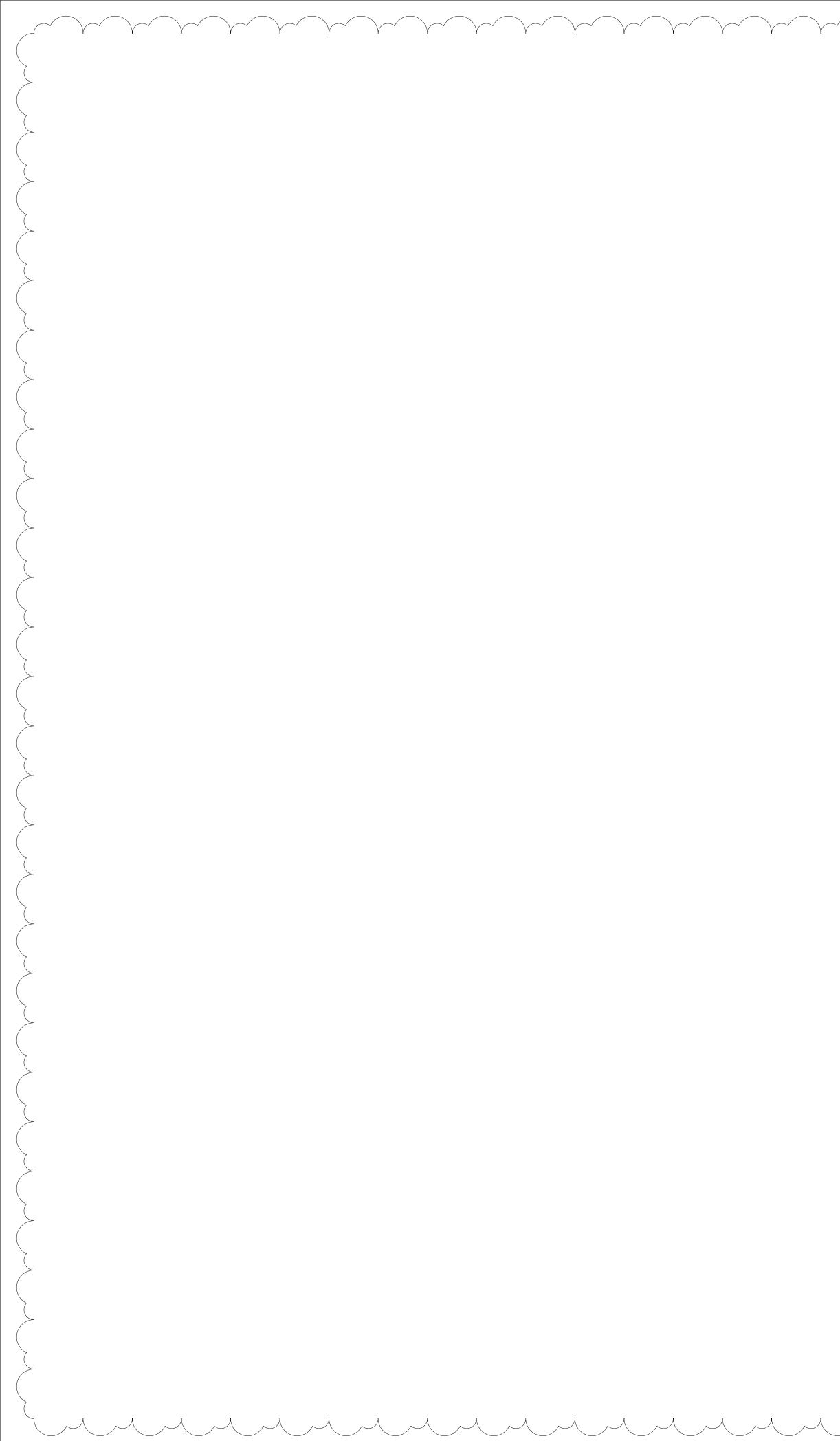
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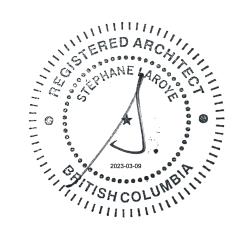
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PROJECT

Wilson Public Park + The Albion Residences 530 Herald Str. + 533 Chatham Str.

DRAWING Level 3-6 Plan

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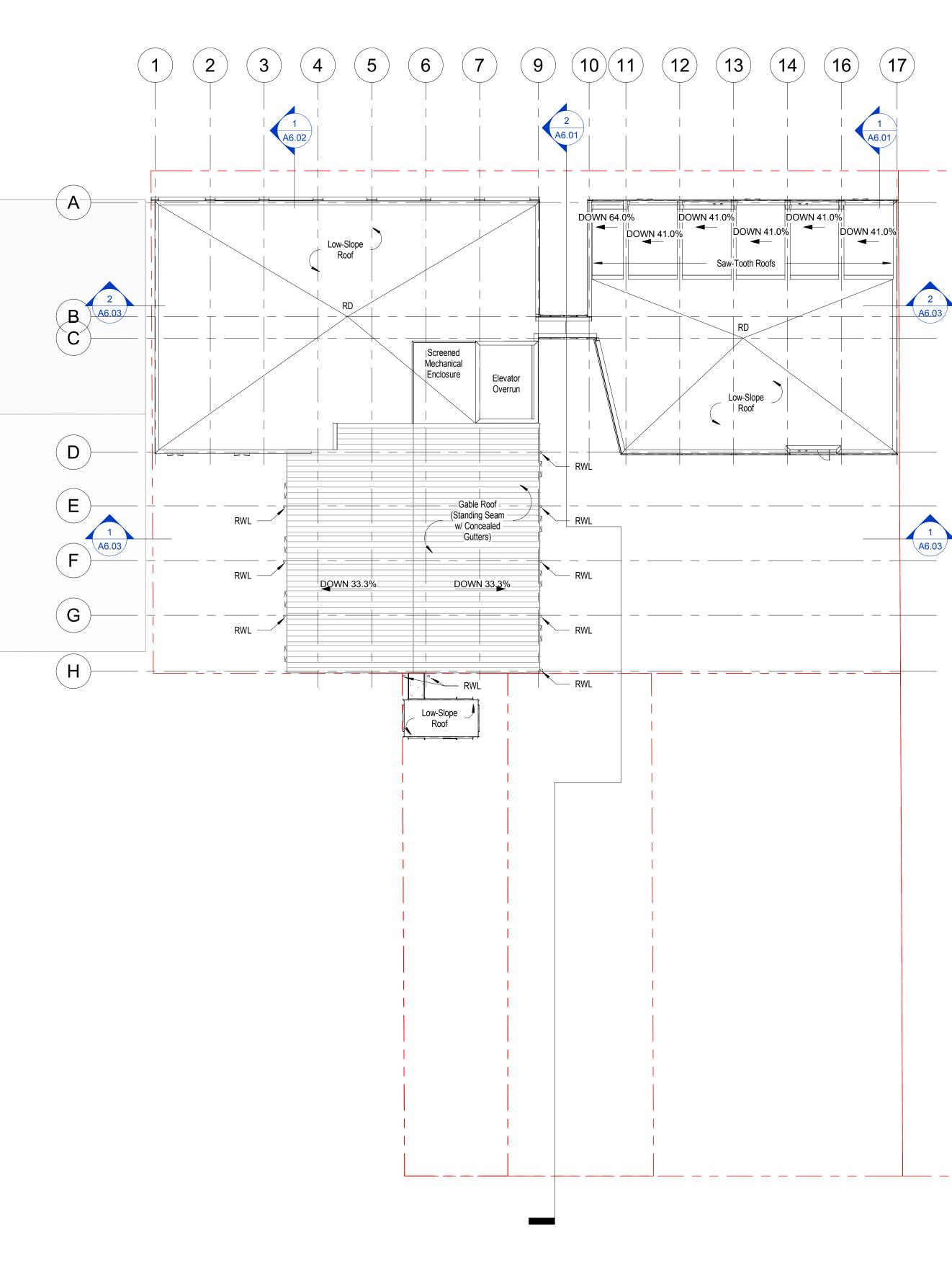
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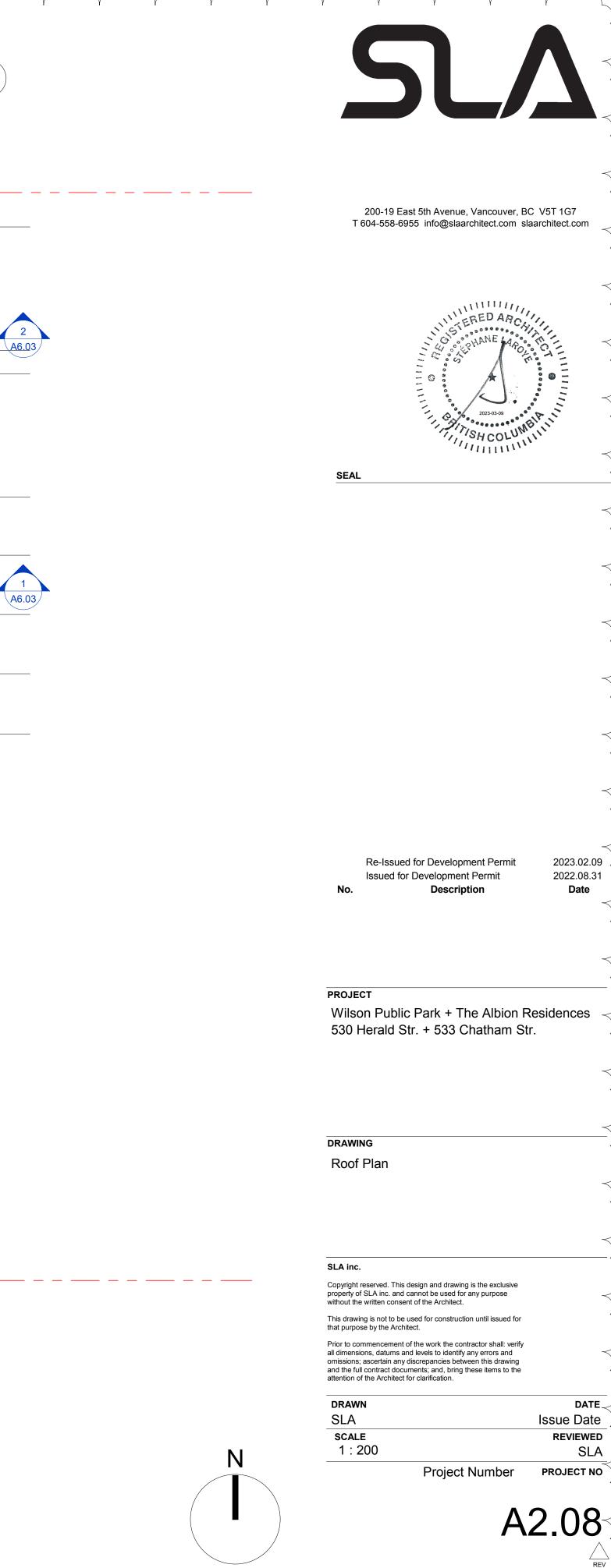
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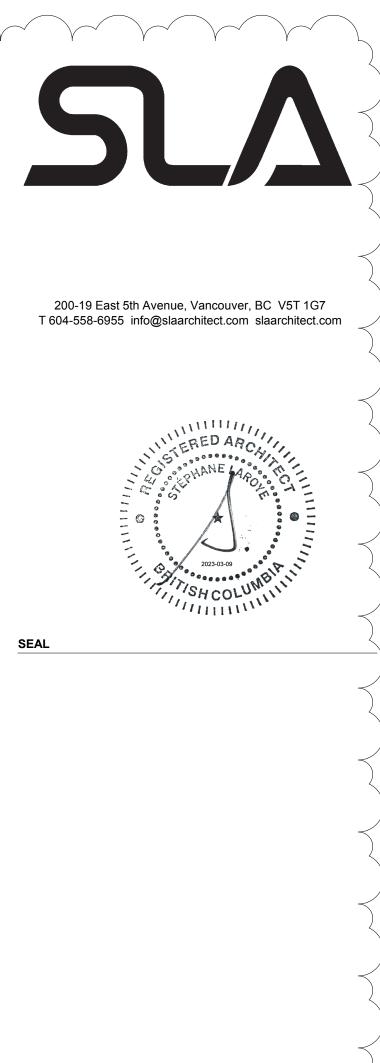




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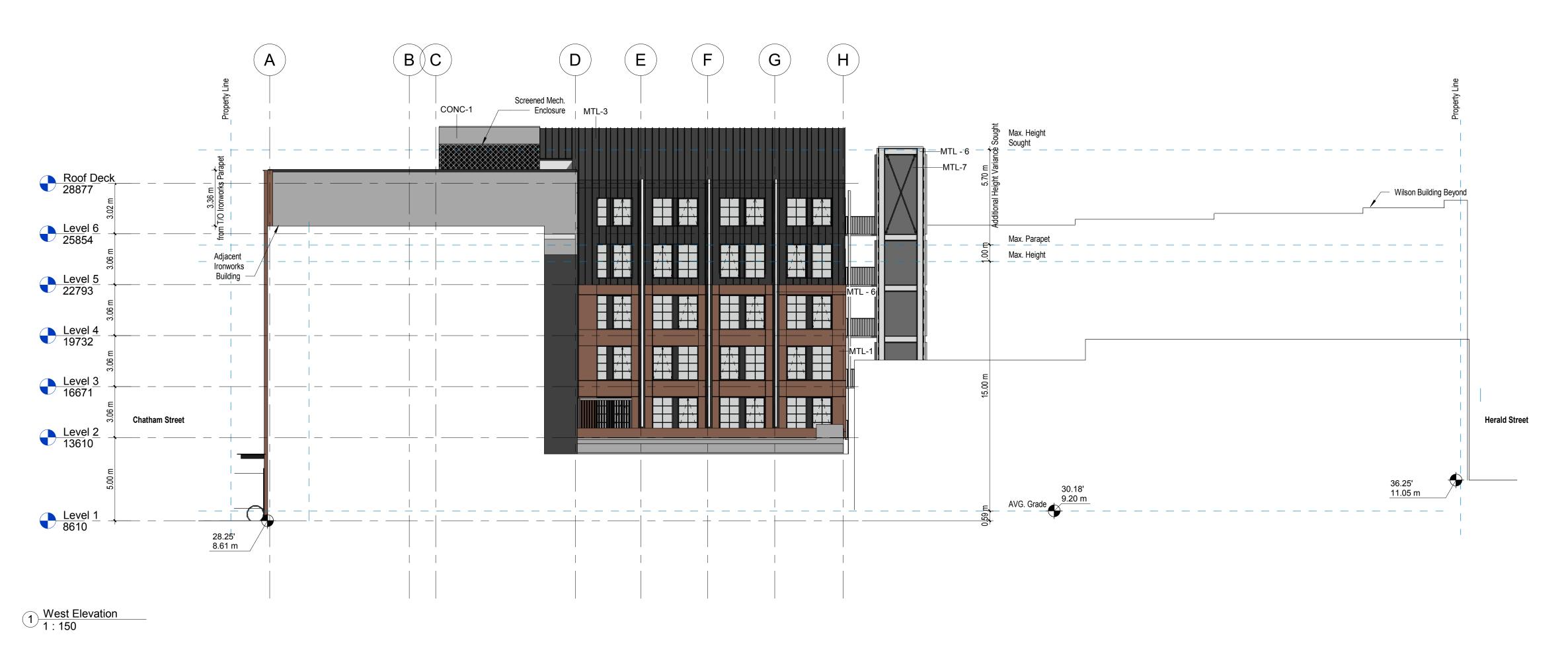
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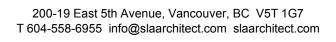


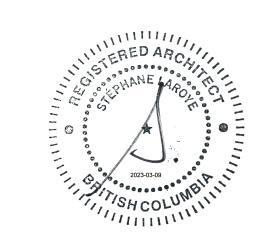
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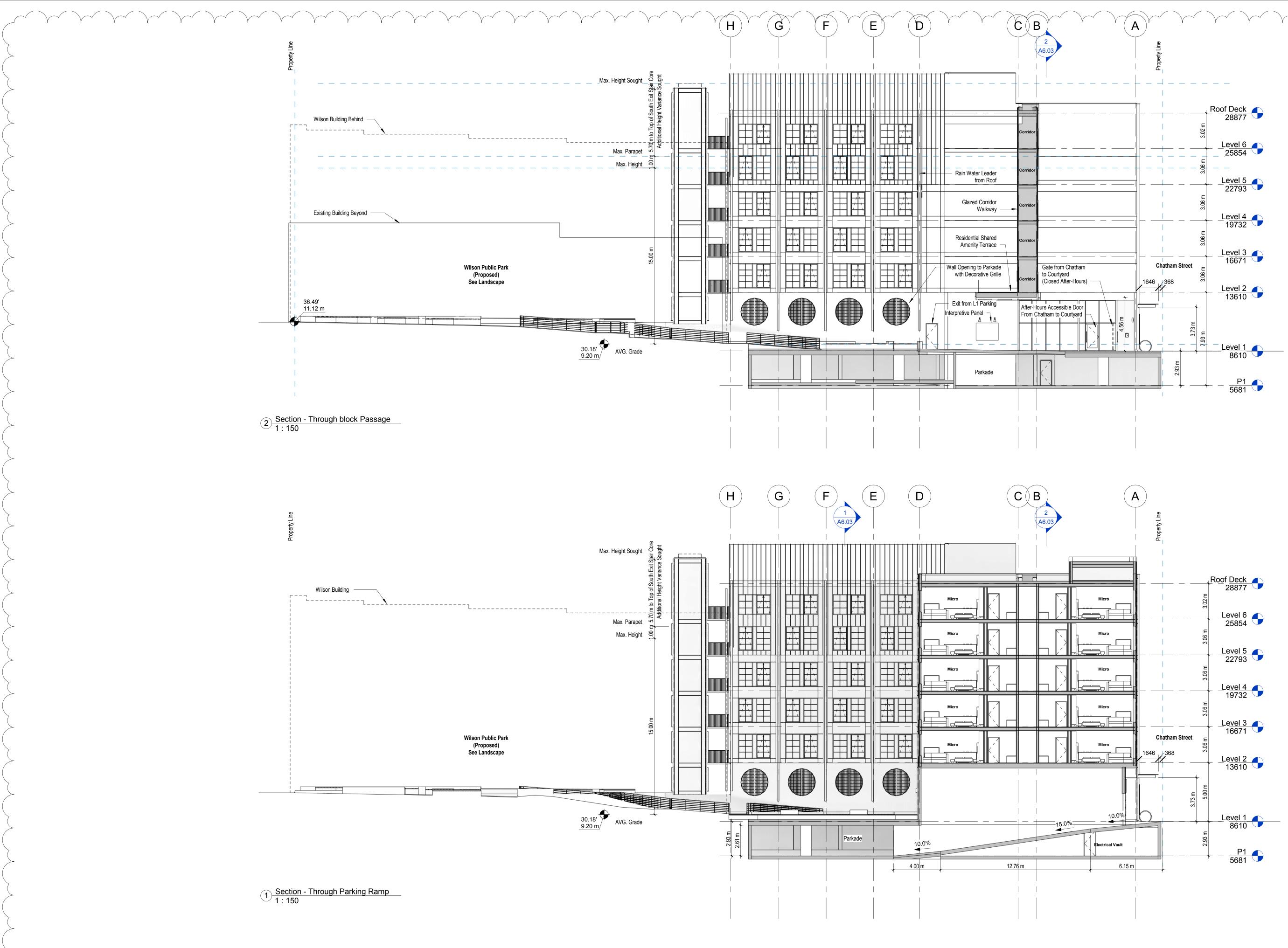


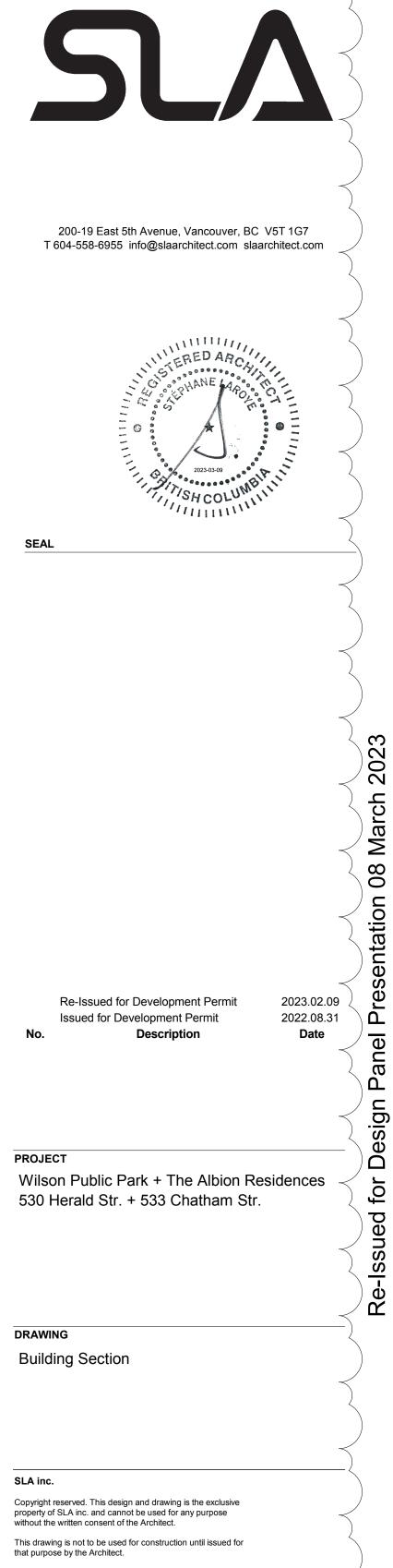




# PROJECT Wilson Public Park + The Albion Residences 530 Herald Str. + 533 Chatham Str. DRAWING East & West Elevation SLA inc. Copyright reserved. This design and drawing is the exclusive property of SLA inc. and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect. Prior to commencement of the work the contractor shall: verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and, bring these items to the attention of the Architect for clarification. DRAWN SLA Issue Date SCALE REVIEWED 1 : 150 SLA Project Number PROJECT NO A5.02

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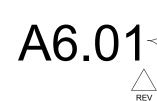




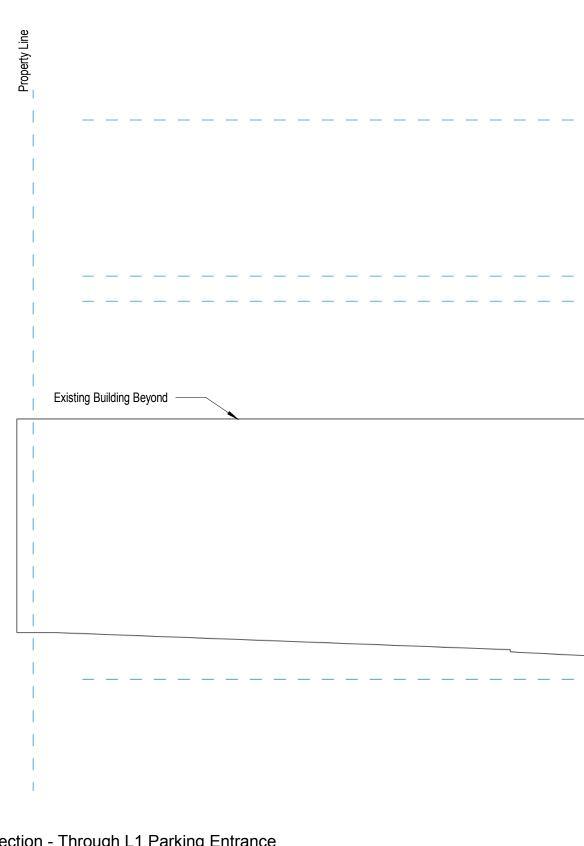
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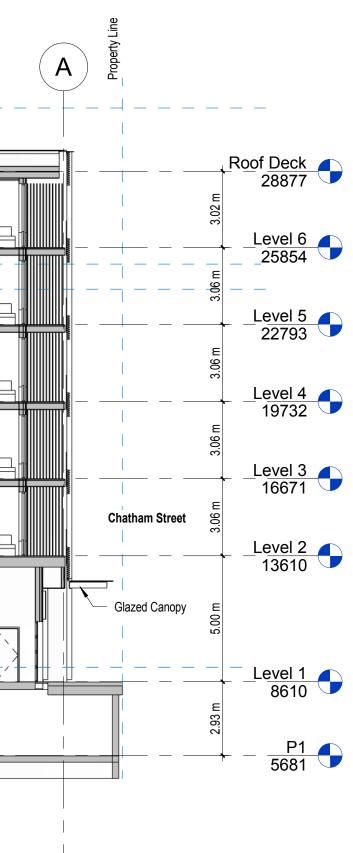


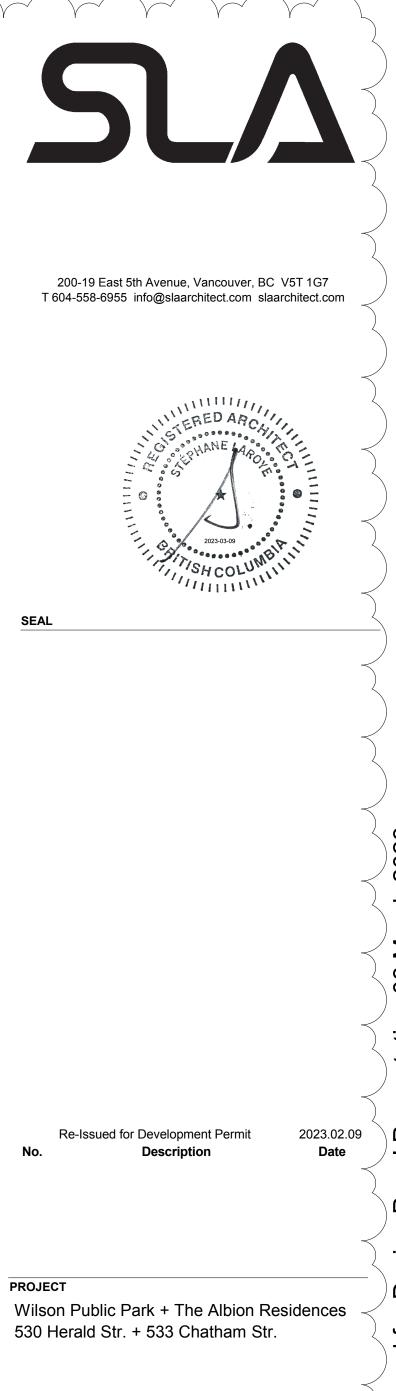
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1 Section - Through L1 Parking Entrance 1 1 : 150

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E				Micro	Storage	Corridor	1 Bed + D
15.00 m	Micro			Micro	Storage	Corridor	1 Bed + D
30.18' AVG. Grade	3.48 m		Parkade		5.0%		4.50 m
30.18' / AVG. Grade	2.72 m		Parkade		5.0%	12.30 m	
					10.40 m	*	





DRAWING Building Section

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200-19 East 5th Avenue, Vancouver, BC V5T 1G7 T 604-558-6955 info@slaarchitect.com slaarchitect.com REDARO 0 -SHCOL SEAL Re-Issued for Development Permit 2023.02.09 Description Date PROJECT Wilson Public Park + The Albion Residences 530 Herald Str. + 533 Chatham Str. DRAWING **Building Section** SLA inc. Copyright reserved. This design and drawing is the exclusive property of SLA inc. and cannot be used for any purpose without the written consent of the Architect. This drawing is not to be used for construction until issued for that purpose by the Architect. Prior to commencement of the work the contractor shall: verify all dimensions, datums and levels to identify any errors and omissions; ascertain any discrepancies between this drawing and the full contract documents; and, bring these items to the attention of the Architect for clarification. DRAWN DATE \prec SLA Issue Date SCALE REVIEWED 1 : 150 SLA Project Number PROJECT NO A6.03

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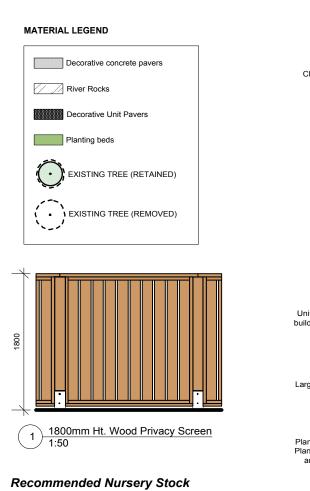
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Trees			
Total: 18	Botanical Name	Common Name	Siz
	Acer circinatum	Vine Maple	10'
	Ginkgo biloba	Ginkgo	6-8
	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6-8
	To be defined by City of Victoria	To be determined at BP	6-8
Large Shrubs			
Total : 31	Botanical Name	Common Name	Siz
	Choisya ternata	Mexican Orange Blossom	#7
	Cistus x hybridus	White Rockrose	#5
	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5
Medium Shrubs	<b>i</b>		
Total : 217	Botanical Name	Common Name	Siz
	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#3
	Mahonia aquifolium	Tall Oregon Grape	#3
	Nandina domestica	Heavenly Bamboo	#3
	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#3
	Ribes sanguineum	Red Flowering Currant	#3
Small Shrubs			
Total : 212	Botanical Name	Common Name	Siz
	Cornus stolonifera 'Kelseyi'	Kelsey Dogwood	#1
	Gaultheria shallon	Salal	#1
	Lavandula officinalis	English Lavender	#1
	Mahonia nervosa	Low Oregon Grape	#1
Perennials, Ani	nuals and Ferns		
Total : 442	Botanical Name	Common Name	Siz
	Blechnum spicant	Deer Fern	#1
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1
	Helictotrichon sempervirens	Blue Oat Grass	#1
	Polystichum munitum	Sword Fern	#1
	Stipa tenuissima	Mexican Feather Grass	#1
Groundcovers			
Total : 109	Botanical Name	Common Name	Siz
	Arctostaphylos uva ursi 'Vancouver Jade'	Vancouver Jade Kinnickinnick	#1
	Fragaria chiloensis	Coastal Strawberry	#1

### Notes

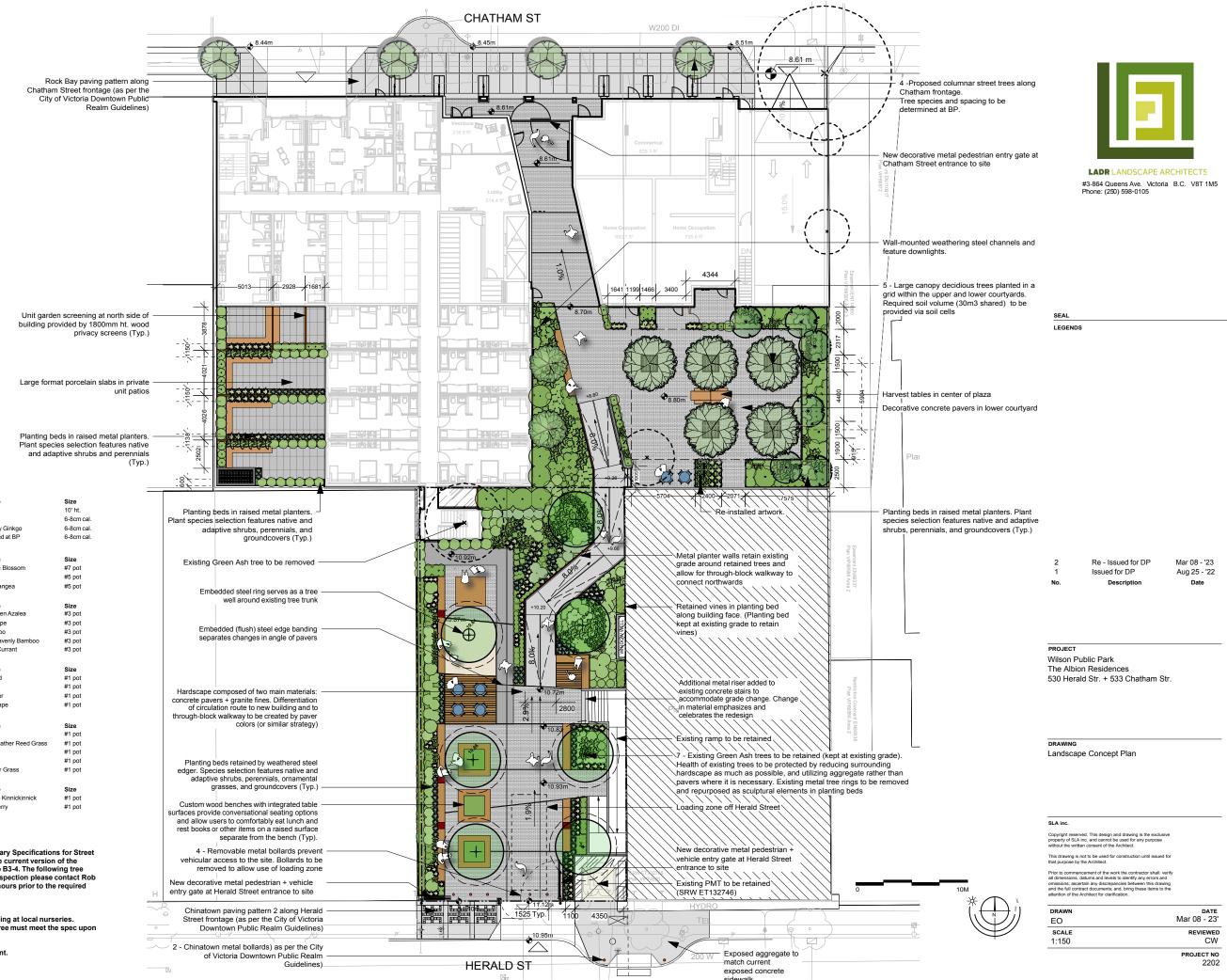
1. All work to be completed to current BCSLA Landscape Standards

 All soft to be completed to current BCSLA Landscape standards
All soft landscape to be irrigated with an automatic irrigation system
The proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes inspection time. ctoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required

4. Tree Planting Inspections

 Excavated tree pits, soil cells, root barriers
Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)

Completed planting tree planting, grate/guard, stakes etc.
Proposed municipal trees shall be procured and planted by the applicant



sidewalk





















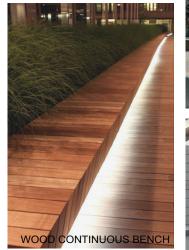


















LADR LANDSCAPE ARCHITECTS #3-864 Queens Ave. Victoria B.C. V8T 1M5 Phone: (250) 598-0105

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1	Issued for DP	Aug 25 - '22
No.	Description	Date

PROJECT Wilson Public Park The Albion Residences 530 Herald Str. + 533 Chatham Str.

DRAWING Reference Images

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PROJECT NO 2202

Stephane Laroye Architect Inc. 200 – 19 East 5<sup>th</sup> Avenue Vancouver, BC V5T 1G7 O: 604-558-6955

9 February 2023

City of Victoria 1 Centennial Square Victoria, BC V8W 1P6

Attn: Mayor and Council

### Re: Development Permit 000622 for 533 Chatham Street and 530 Herald Street in Old Town

Dear Mayor and Council,

We are proud to present a contextually sensitive 6,345 sq.m./ 68,300 sq.ft. unique contemporary mixed-use building that reinforces the rich heritage fabric of Old Town and creates:

- The Wilson Public Park, acknowledging the Wilson legacy in Old Town
- a barrier-free through-block walkway between Herald and Chatham, granted by way of a SRW
- a unit mix that has good consideration of smaller homes for affordability purposes
- a stand-apart building adjacent to the precedent-setting Ironworks building on Chatham Street

We provide the following executive summary.

- 1 Description of the proposal:
  - Provides a unique, formal public park, an urban green space, while preserving and enhancing secondary access for businesses and functional vehicle loading
  - Strengthens and reinforces the rich heritage fabric of Old Town and the industrial legacy of the neighbourhood
  - Provides a striking 6-storey mixed-use building with 2 ground floor home occupation spaces, an 83 sq.m./ 890 sq.ft. commercial space on Chatham and 115 homes
  - Design is contemporary and industrial while remaining visually porous and contextual
  - Provides approximately 79 parking stalls and 142 bike stalls within the project
  - Expands and enhances the existing through-block pedestrian connection to be barrier-free
- 2 Neighbourhood:
  - the proposed project is contextually sensitive and embodies the modern age while reinforcing timeless urban design
  - the neighbourhood pattern of pedestrian-friendly courtyards, alleyways and squares is extended and enhanced
  - neighbouring heritage buildings are featured and showcased
- 3 Design and Development Permit Guidelines:
  - The scale and massing of the project, with a distinct base, middle and top, is orderly and logical, and well proportioned
  - Interior functions are clearly expressed on the exterior

City of Victoria 9 February 2023 Page 2

- The exterior composition, massing, solid and void, are carefully sized in relation to each other and the whole, with a clear hierarchy of components in balance and stable
- The industrial heritage of Old Town is expressed in the building materials and proposes an exterior palette of weathering steel, board-form concrete, natural waxed steel and black metal windows with an industrial sawtooth roof facing Chatham Street

### 4 – Transportation

- The project will provide 81 parking stalls fully within the building
- The project fully meets the required Schedule C bicycle parking requirements

### 5 – Heritage:

- There are no heritage buildings on this site
- The adjacent Wilson heritage building will be featured and showcased by the enhanced through-block pedestrian connection and open spaces that surround it
- A unique, formal urban green space is preserved as a public park and enhances secondary access for businesses and functional vehicle loading for Wilson building
- The proposed design supports and enhances the unique and rich heritage context of Old Town while contributing to Old Town's human scale character and strengthens the cohesiveness of the area
- The design features and maintains the authenticity of the existing Wilson heritage building and respects its heritage value

### 6 - Green building features:

- Efficient use of land
- The project will be designed to BC Building Code Step 3 which is 20% better performance than what is required by the current Building Code
- Extensive high performance windows and skylights will provide daylighting and reduce the need for artificial lighting while reducing energy consumption
- Protecting and maintaining seven existing trees
- Landscaping with drought tolerant, non-invasive and native plant species
- 100% of provided parking will be energized for electric vehicle charging
- Using light coloured roofing and pavers to reduce the heat island effect
- Sourcing resource efficient materials including pre-finished metal cladding that will use 25-35% recycled content of which 20% is post-consumer recycled content
- Using interior finishes with low VOC
- Use Energy Recovery Ventilators (ERV)
- Conserve water by using low-flush toilets and low-flow plumbing fixtures
- Use LED light fixtures

### 7 – Infrastructure:

- The project will be fully serviced from Chatham including water, sewer and electrical

### 8 - Accessibility:

- The project provides an accessible open space and through-block walkway
- Five new barrier-free parking stalls including two van accessible stalls will be provided
- The building will be barrier-free

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The proposed project will enhance Old Town by providing a contemporary industrial mixed-use building and an enhanced barrier-free through-block walkway.

Please do not hesitate to call if you wish to review this letter in detail 604-558-6955

Respectfully,

Stephane Laroye Architect Inc. Per:

Stephane Laroye Architect AIBC MRAIC MCIP RPP LEED AP SPECA Principal