



MEMO

Ukrainian Church – New Housing

401–1245 Esquimalt Road, Victoria, B.C. V9A 3P2

Tel. 250-475-2702

studiopa.ca

PROJECT:

UKRAINIAN CHURCH – NEW HOUSING

1909 Cook Street / 1110 + 1112 Caledonia Avenue

Architect's Project Number:

24-001

Date:

January 27, 2025

RE: LETTER TO MAYOR AND COUNCIL – SUPPORTING LETTER

Dear Mayor and Council –

Please accept this letter as supplemental supporting information for our letter submitted with the application dated November 20, 2024.

The proposed redevelopment of this site is a little bit unusual and also complicated. Father Yuriy has provided a separate letter outlining the impact the 2022 arson attack has had on himself and his family as well as the parishioners and the neighbouring community.

We have worked closely with the applicant to come up with something that is viable for them, and proposed many different concepts. These concepts included a large tower, a small multifamily building and townhouses. They have no desire to remove the existing church. They have no desire to undertake a project as large as a tower. They do have a desire to provide much needed ground-oriented family housing and feel this is a scale of project that would be manageable for them.

We understand and appreciate that the city has a certain vision for a large urban village. Given that the applicant has no interest in removing the existing church, this limits opportunities for development. As outlined in Father Yuriy's letter, there is a desire to obtain the City's approval to remove the existing heritage house from the registry so it can be dismantled. Instead of a single family dwelling, there is an opportunity to provide 11 new homes by creating townhouses in what is now a parking lot. Although the proposed townhouses are set back from Caledonia Avenue, they do provide a new frontage on Cook Street. A reduced parking area and a small amount of greenspace will develop into what we hope to be a small oasis away from the streets. The scale of the townhouses are intentionally less prominent than the church and include two and three bedroom units with one-bedroom suites below.

As noted in Cummer Heritage Consulting's Heritage Conservation Plan, there is an intent to honor the existing heritage house by providing an interpretive panel.

We feel that this is a very viable project for the applicant and a net gain for the City in helping to address the need for housing. Overall, it will be a positive improvement for the neighbourhood in repairing the fabric of their community.

Sincerely,

Heather Spinney, Architect AIBC, CPHD
Principal, Praxis Architects Inc. DBA Studio PA