



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 Architect's Project Number: 24-001
1909 Cook Street / 1110 + 1112 Caledonia Avenue Date: June 2, 2025

RE: LETTER TO MAYOR AND COUNCIL – SUPPORTING LETTER (updated)

Dear Mayor and Council –

Please accept this letter as supplemental supporting information for our revised application issued in response to TRG comments received December 3, 2024 as well as ADP / HAP comments related to original 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 meaningful greenspace will develop into what we hope to be a small oasis away from the streets.

Following the feedback received from TRG, ADP, and HAP, the project has undergone a comprehensive redesign. It now comprises a single building with no below-grade elements. The scale of the proposed building at three storeys is complimentary to the church and includes two-storey, three bedroom townhouses over one bedroom units at grade. The visual appearance has been significantly enhanced to better align with the character of the surrounding heritage homes. Architectural elements of the new design draw direct reference from the existing heritage house located on the property. Examples of this can be seen on the following page.

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 and by reusing salvaged elements, such as bricks and brackets.

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



COLOUR

- historically, Victorian / Italianate colours are typically dark red body with dark green trim
- given that the building is substantially larger than a single family dwelling, we feel that a lighter, warmer colour is more appropriate. The colour palette is also similar to the neighbouring historical house which may help the new building blend in with the community, creating a unified and harmonious look.
- colours have been selected from True Colours Brochure published by the Vancouver Heritage Foundation

BAY / BOX WINDOW

- during the redesign process, bay windows were modeled and considered. Upon reflection, it felt like mimicry, which in the end diminishes the value of genuine heritage structures.
- we feel the box windows acknowledge the past without creating false historical narratives.

WINDOWS + DOORS

- black windows are being proposed to reference the gloss black sashes that would have been typical for the period.
- form and pattern of fenestration matches existing heritage house and references Italianate structures designed by Mr. Teague which would typically be tall narrow windows with divided lites in the upper portion.
- where windows do not match the size, they are proportionally calculated to be half or three quarters in height of the original windows and to have the same rhythm in width as original windows.
- entrance doors + sidelite reflect form and pattern of existing heritage house front door.

ROOF PITCH

- Victorian roofs had fairly steep roof pitches typically between 8:12 and 10:12.
- the proposed design has a roof pitch of 9:12

BRACKETS

- small brackets have been incorporated into the proposed new building for some roof elements and below overhanging elements
- canopies currently shown over sliding patio doors may be reconsidered to include more traditional bracket elements.

HALF ROUND PEDIMENT DETAIL

- during the redesign process, pediment + half round detail were modeled and considered. Upon reflection, it felt like mimicry, which in the end diminishes the value of genuine heritage structures.
- we feel the treatment of the gable ends with roof vent acknowledge the past without creating false historical narratives.