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31 August 2022

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

Attn: Mayor and Council

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

Dear Mayor and Council,

We are proud to present a contextually sensitive 5,235 sq.m./ 56,349 sq.ft. unique contemporary mixed-use building that reinforces the rich heritage fabric of Old Town and creates:

- a through-block walkway between Herald and Chatham, granted by way of a SRW
- a unit mix that has good consideration of smaller units for affordability purposes
- a classic contemporary on Herald Street
- 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:

- Strengthens and reinforces the rich heritage fabric of Old Town and the industrial legacy of the neighbourhood
- Provides a striking 5-storey mixed-use building with 5 ground floor home occupation spaces, a 93 sq.m./ 1000 sq.ft. commercial space on Chatham and 102 residential units
- Design is contemporary and industrial while remaining visually porous and contextual
- Provides approximately 84 parking stalls and 110 bike stalls within the project
- Expands and enhances the existing through-block pedestrian connection to be barrier-free
- Provides a unique, formal urban green space while preserving and enhancing secondary access for businesses and functional vehicle loading

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

- 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

4 – Transportation

- The project will provide 84 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 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 three 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
- Four new barrier-free parking 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