



March 24, 2021

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

Attention: Mayor Lisa Helps and Council

**RE: Green Building Features  
Development Permit DVP No. 00156  
Mixed Use Commercial | Rental Residential Building  
610, 618-624 Herald Street & 611-635 Chatham Street  
Victoria, BC**

Dear Mayor Helps and Members of Council:

The purpose of this letter is to summarize the green building features that will be incorporated into the design of the above referenced project.

Please note this letter is updated and includes responses to the Technical Review Group ("TRG") Application Review Summary Letter of October 13, 2020, and on-going consultation with Staff.

#### ENERGY EFFICIENCY

1. The building will be constructed in compliance with the BC Energy Step Code with Step 3 for the residential component and Step 2 for the commercial component. The benefit will be a reduction in energy requirements and greenhouse gas emissions.
2. The high-performance building envelope will reduce heat transfer and air leakage between the interior and exterior of the building. An energy model will guide the selection of insulation values, and door and window performance criteria.
3. Each apartment will be equipped with an energy recovery ventilator ("ERV") that will manage humidity and retain warm or cool air inside the envelope thereby saving energy and maintaining a consistent temperature with improved air quality.
4. Energy efficient lighting and appliances will reduce the energy consumed by the building. Individual hydro metering will encourage residents to exercise energy efficient lifestyles.

5. The building will have a shared high-efficiency central hot water system to service the apartments.

#### WATER EFFICIENCY

1. Conserving potable water will be achieved with low-flow water fixtures (toilets, faucets, shower heads) in all apartments.
2. Native and/or drought tolerant plant species will be specified for the landscaped courtyard to reduce the amount of water required to maintain plant health.

#### STORMWATER MANAGEMENT

1. The extensive permeable area proposed in the courtyard will constitute the green stormwater infrastructure for the development.
2. Raised planters at specific locations will be considered for capturing rainwater from roof runoff.

#### INDOOR ENVIRONMENT

1. Indoor air quality will be maintained through the use of ERVs in each apartment.
2. All apartments will also have operable windows and doors so residents can modify the indoor environment.

#### TRANSPORTATION

1. The property's location enjoys a Walk Score of 99, a Bike Score of 99 (Walker's and Biker's Paradise), and a Transit Score of 76.
2. Bike parking and bike amenities such as bike repair and bike wash station are provided for all residents.
3. Discussions are in process with MODO Car Share to reinstate a vehicle at this location.
4. Electric vehicle charging stations will be provided to promote electric vehicle ownership.
5. As secured rental, the building will have 49 *fewer* parking stalls than if it was a condominium building.

#### MATERIALS | WASTE MANAGEMENT

1. The majority of the building will be constructed with dimensional lumber, a locally sourced and renewable resource.
2. Sustainable materials have been selected as the principal exterior cladding: brick and corrugated metal. Brick has a long lifespan, high thermal mass and is also a



high-quality material that requires low maintenance. Both brick and metal can be recycled, thus presenting an opportunity for future reuse and/or recycling.

3. Efficient design will facilitate reduced material waste during construction.

#### MAINTENANCE

1. The building will be managed by a professional property manager to ensure the efficient operation and function of the building's mechanical and electrical systems.

#### URBAN | SITE DESIGN

1. The property is underutilized and suitable for urban infill. Densification in this location makes effective use of proximity to the surrounding neighbourhood amenities, which supports the objective of a complete community.
2. The property has underlying contamination (as noted in the Site Profile). The property will be remediated during construction thereby allowing for the development and intensification of the property.
3. Weather protection and shading provided at ground level by appropriately sized awnings.
4. The development has an internal landscaped courtyard that provides opportunities for garden plots suitable for urban agriculture. The raised planting beds in the courtyard can be used as an opportunity for rainwater mitigation.
5. Buildings are oriented to maximize solar gain and are separated by an inner courtyard.

We trust that you will find this submission satisfactory. Please contact us should you require additional information or would like to discuss this submission further.

Respectfully submitted,

**Denciti Development Corp.** acting on behalf of  
**Nicola Herald Limited Partnership**



David A. Fawley  
Principal



Guadalupe Font  
Development Manager

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