

Rezoning + Development Permit - Response to Comments 1

5 December 2025



517-533 Chatham Street + 530-538 Herald Street
Victoria, Canada

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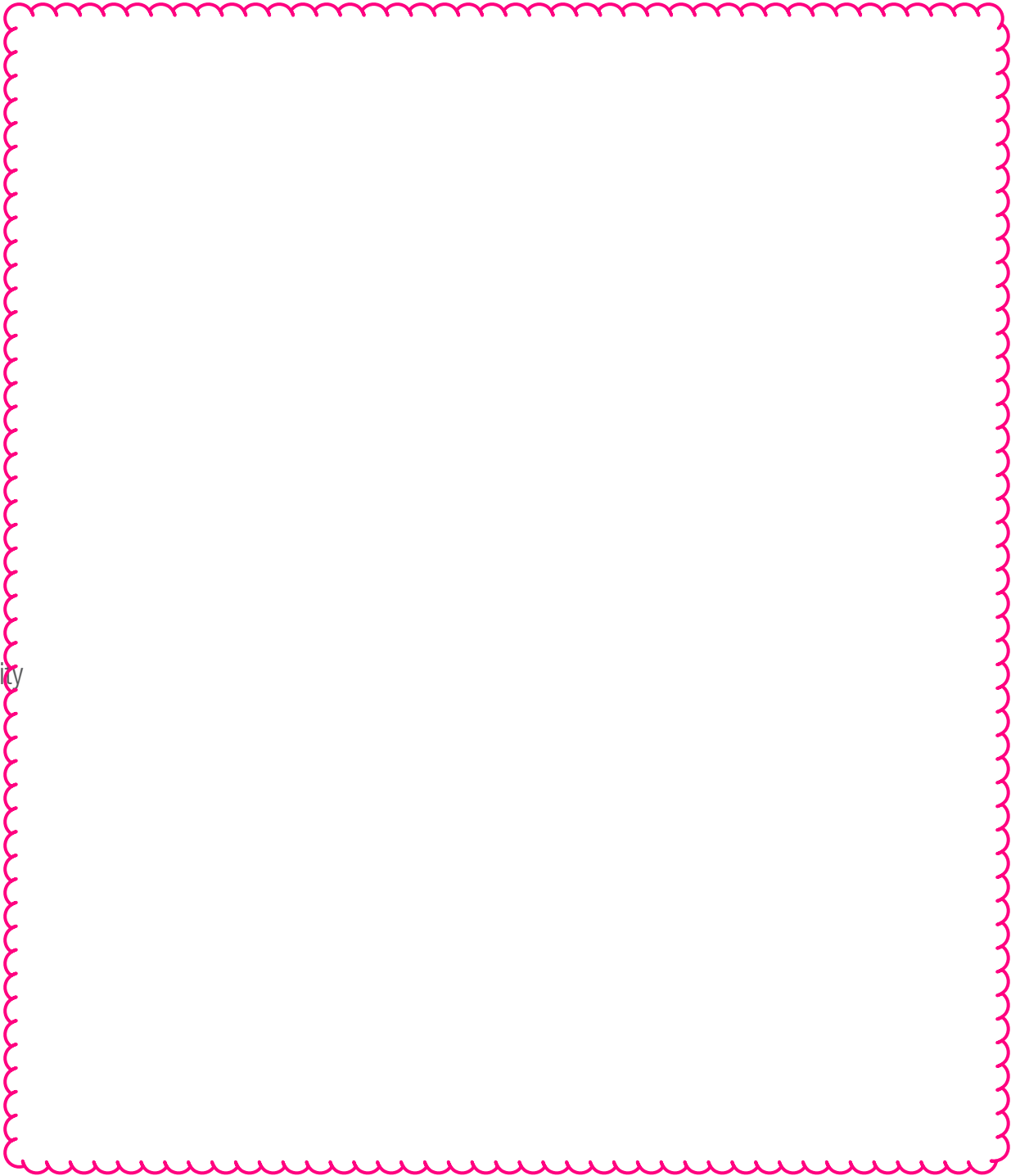
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1 Introduction

1.01 Project Team

Development Manager



Intracorp Homes
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For 49 years, Intracorp has developed extraordinary homes - and we haven't done it alone. Our partnerships with municipalities and key stakeholder groups have been integral to our success, helping build a reputation based on integrity, expertise, and a solid financial foundation. We take pride in adding value to not only the homes we build, but also the communities we build in, and work to bring unique opportunities to our homeowners, residents, and partners.

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Belmont Properties has been family owned and operated since it's founding over 50 years ago. Now in their third generation, Belmont remains committed to the future, providing quality residences for their tenants and creating exceptional communities, while looking ahead for avenues of improvement.

Located throughout Victoria and the Lower Mainland, Belmont's properties are professionally maintained and are home to tenants from all walks of life. Belmont Properties takes the utmost pride in each of its properties and have a steadfast commitment to building long-term relationships while providing good housing for its tenants and the highest standards of service.

Architect



SHAPE Architecture
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SHAPE Architecture is an award-winning practice of architects and designers based in Vancouver. Over the last two decades, their projects have strived for design excellence and include high-performance public buildings, innovative housing typologies, and urban mixed-use projects that together form a critical perspective on how we might create an engaging, humane, and sustainable future for public citizens in modern cities and landscapes.

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Connect LA is a full-service landscape architecture firm based in Vancouver, British Columbia. Over 35 years of award-winning success make us a recognized leader in the design and transformation of healthy, vibrant communities. Connect is not just a word in our name. It is the foundation of who we are and what we do. The connections to each other, our clients, and our community fuel our collaborative nature.

Oren Mizrahi
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1.02 Perspective View

On Chatham Street Looking North Towards the Proposed North Elevation



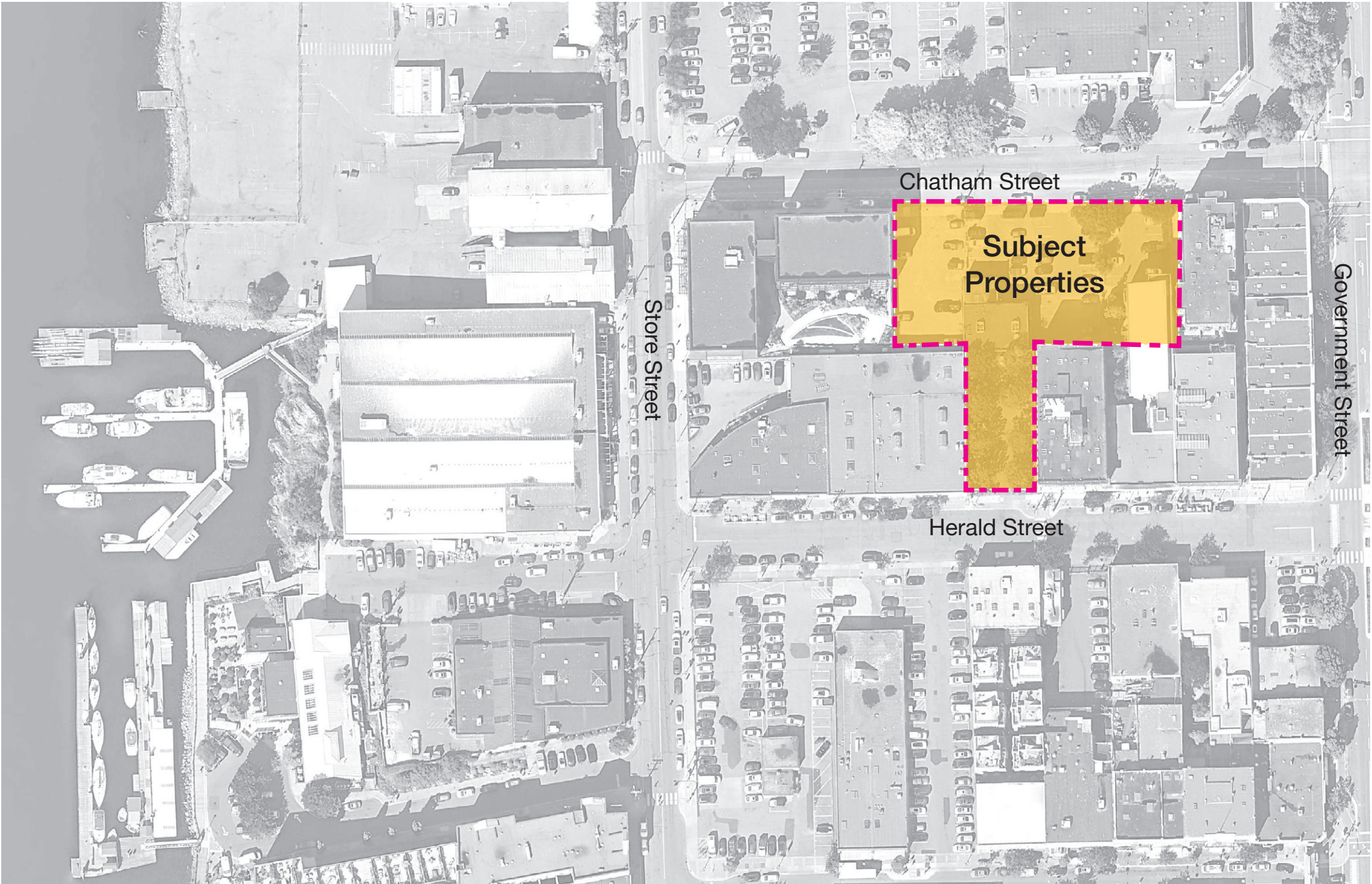
INTRODUCTION

1.02 Perspective View

On Herald Street Looking North Towards the Pocket Park,
Biggerstaff Building and Proposed South Elevation



1.03 Site Location



1.04 Introduction

Intracorp Homes is pleased to submit this proposal for 517–533 Chatham Street and 530–538 Herald Street, located in the heart of Victoria’s historic Old Town. This proposal has been thoughtfully developed in alignment with the Downtown Core Area Plan and Old Town Design Guidelines, reflecting a deep respect for the area’s rich architectural heritage. The project preserves the landmark Biggerstaff and B. Wilson Buildings while introducing a sensitive infill development that complements the existing historic fabric and vibrant urban character.

The project aims to deliver a carefully designed six-storey mixed-use building introducing 133 new homes, consisting of a diverse assortment of unit types to accommodate those in all ages and stages of life. This diverse housing mix supports an inclusive and dynamic downtown community, meeting the pressing demand for accessible, high-quality homes in Victoria’s urban core.

The development will also incorporate sustainable design features to meet BC Energy Step Code 3 and Zero Carbon Emissions Level 4 standards. Ground-floor neighbourhood-serving retail spaces will activate Chatham Street, enhancing the pedestrian experience and supporting local businesses. A new public Pocket Park along Herald Street will introduce much-needed green space, providing a welcoming oasis for residents and visitors alike, and contributing to the overall livability and social fabric of the neighbourhood.

Exceptional connectivity is a key feature of the proposal, extending historic pedestrian passageways and creating new mid-block connections that promote walkability and community interaction. We look forward to collaborating closely with Staff and community stakeholders to refine this proposal and deliver lasting public value through high-quality housing, heritage preservation, thoughtful urban design, and enhanced public amenities that will enrich Victoria’s vibrant downtown.



1.05 Description of Proposal

The application proposes a 6-storey mixed-use building for a total of 133 homes, with guidance provided by the Downtown Core Area Plan and Zoning Bylaw 2018. A variance is proposed to allow for a ~21.5m or 6-storey height, which is contextually appropriate provided the higher density Capital Culture District directly adjacent to the north on Chatham Street, which proposes tower forms with heights up to 14 storeys. The sixth storey contributes to a varied roofline across the Chatham street block, adding architectural interest and variety and creating a sense of uniqueness and distinction to each building’s character along Chatham Street. Furthermore, it advances the intent of the Historic Commercial District characterized by it’s “saw-tooth” streetscape, rising and falling in height.

Development Statistics

Zoning

OTD-1

Proposed Land Use

Residential, Retail Trade

Height

6-Storeys, ~21.5m

Total Floor Area

9,231 m²

Homes

133

Residential Floor Area

7,370 m²

Commercial Floor Area

422 m²

Maximum Allowable FAR

3.0

Existing FAR

1.16

Proposed Infill FAR

1.95



1.06 Project Benefits & Amenities

The neighbourhood is rich in history and character, and with limited development opportunities remaining in the area, we view this as a unique opportunity to contribute to its storied context and carry forward its legacy through a contemporary lens. The building features exceptional architecture that offers a modern interpretation of the historic setting, and includes 133 residential units along with ground-floor commercial retail space. The proposed Pocket Park, located within the Chinatown District, will reflect the cultural character of the area while introducing much-needed community greenspace along with pop-up retail to further activate the neighborhood. This project is rooted in the goal of delivering meaningful public benefits across seven key areas.

Creating 133 New Homes in the Downtown Core Area
New homes in the Downtown Core Area, consisting of a diverse mix of unit types, will strengthen the urban fabric and provide residents with diverse options to live, work and play in this growing community, while also helping to meet future housing needs.

New Public Pocket Park
The proposal includes a new 7,400 square feet public Pocket Park on Herald Street, which will add meaningful urban greenspace in an area where no park space exists within a 10 minute walking radius.

Extending a Public Passageway Corridor
The project site connects Herald Street and Chatham Street with a continuous pedestrian connection including a new public Pocket Park, a lush residential Courtyard, and two urban Passages reminiscent of the unique alleyways of Downtown Victoria, directly extending the alleyway network as an extension of Dragon Alley across Herald Street.

Neighbourhood-Serving Retail to Activate the Public Realm
Over 4,500 square feet of retail space facing on Chatham Street will serve the community, while creating new economic opportunities and activating the local public realm. The design of this active public realm takes inspiration from the surrounding historic context and neighbourhood values.

Sustainable and Liveable Courtyard Typology Building
A typology common in the area, which creates a ground floor courtyard amenity for residents, as well as allows natural light and ventilation from two aspects for all units allowing for exceptional occupant comfort. The exterior circulation further reduces overall carbon footprint through passive ventilation and cooling.

Pop Up Retail
Proposed pop-up retail within the Pocket Park will provide opportunities for community connection and public realm activation on Herald Street.

Off-Site Streetscape Improvements
Improving the Chatham Street frontage with offsite pedestrian sidewalk improvements, to connect to a future crosswalk to the north Capital Culture District.

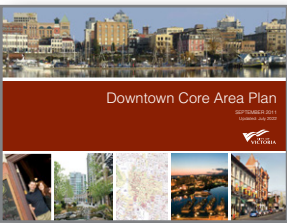


Photo: Looking North onto Herald Street from Dragon Alley

2 Policy Context

2.01 Relevant Policies

The project has been crafted based on the guidance provided in the numerous policies, guidelines, bylaws, bulletins, and building codes which provide for the regulatory framework and vision of the site.



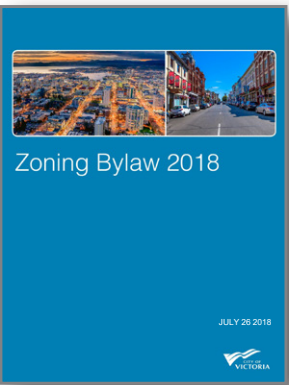
Downtown Core Area Plan

The Downtown Core Area Plan (DCAP) is a long-term vision guiding growth and development in downtown Victoria and surrounding neighborhoods to 2041. It promotes higher-density, transit-oriented development while preserving heritage character, expanding housing options, and enhancing public spaces. The plan aims to balance livability, economic vitality, and sustainability through a framework of strategic policies, urban design guidelines, and a density bonus system.



Old Town Design Guidelines

Victoria’s Old Town Design Guidelines establish form-and-character rules for new constructions and additions in Victoria’s historic core, ensuring new development aligns with heritage context and pedestrian scale through setbacks, façade articulation, and building massing.



Zoning Bylaw (2018) Downtown

The Zoning Bylaw 2018 for downtown Victoria regulates land use, building height, density, setbacks, and design features across four primary zones. It outlines what types of uses are permitted—such as residential, commercial, institutional, and cultural—along with detailed guidelines for building form, active frontages, parking, and public realm integration. The bylaw supports compact, transit-oriented development while protecting heritage character and ensuring compatible urban growth.



Official Community Plan

The Official Community Plan (OCP) for Victoria, is a long-term framework guiding growth through 2041. It outlines a vision for land use, design, transportation, housing, and infrastructure. The plan promotes a compact, walkable city with diverse housing, mixed-use areas, and integrated mobility. It supports sustainable, transit-oriented development, emphasizes climate resilience, and preserves local character. The OCP informs zoning, development approvals, and public investment for coordinated, inclusive planning.



Photo: Looking North along alley from Bastion Square

2.02 Downtown Core Area Plan

The project site is located within the “Historic Commercial District” of the Downtown Core Area. There are five objectives specific to this district and site that are supported by a number of policies and actions, outlined as follows. In addition, the following pages make reference to specific policies that the project supports. It is the intent of the proposed project to support each of these objectives:

1. “That the placemaking character of the HCD is retained and continues to contribute to Victoria’s competitive advantage as a destination for retail, entertainment and tourism.”

Project Response: The design and planning intent of the project are directly informed by the historic context and urban fabric of the HCD, and aspires to reinforce the character of the neighbourhood.

2. “That the HCD becomes a model for sensitive integration of new infill development and public realm improvements into the historic environment.”

Project Response: The proposed courtyard typology creates exceptional livability of homes through dual-aspect exposure, allowing for natural ventilation and passive cooling. Ground floor retail and pocket park space activates the public realm with neighborhood amenity.

3. “That the HCD is able to attract and accommodate growth in the tourism, retail, entertainment sectors.”

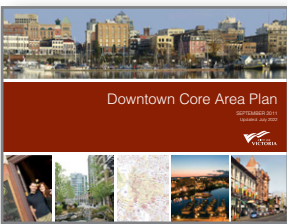
Project Response: The proposed retail further accommodates growth through the addition of approximately 4,500 sf of leasable commercial space, along with Pop-up Retail in the Pocket Park.

4. “That the compact, diverse, low-scale and small-lot character of the HCD is retained.”

Project Response: The design intent is sensitive to the historic property scale, and intends to break down the building scale to fit within this context through notable design moves.

5. “That the local population base is increased through the integration of residential dwellings on the upper storeys of existing buildings.”

Project Response: The project adds 133 new homes, with a diverse unit mix to accommodate those in all ages and stages, and includes family size homes.



2.02 Downtown Core Area Plan



Introduction

2.1. “Creating memorable streets and places that serve both to attract people and to benefit the community.”

Project Response: The building design is unique while being contextual to the surrounding heritage architecture, along with the Pop-up Retail to create an inviting attraction benefiting the community.

2.2. “Celebrating Victoria’s architectural and cultural heritage at every opportunity.”

Project Response: The combination of classical proportions and brick cladding done in a clean modern design, elevates the streetscape.

2.4. “Incorporating and linking public amenity spaces, such as open spaces, parks, plazas, pathways and the waterfront, throughout the Downtown Core Area.”

Project Response: The Pocket Park adds deficient greenspace to this area of downtown, while the direct pedestrian passageway connection through the site linking Herald and Chatham Streets, extends the network of alleyways further north.

3.2. “Using Greenways to create attractive and safe transit/walking links throughout the Downtown Core Area.”

Project Response: The addition of the Passages and Pocket park continue the network of pedestrian connections across this site.

3.3. “Providing safe and direct walking connections throughout the Downtown Core Area that also link public spaces, such as parks, plazas, open spaces and the waterfront.

Project Response: The inclusion of the Passages, Courtyard and Pocket Park continue the network of public spaces across the site.

3.4. “Concentrating higher density and transit-supportive new development within walking distance of the Douglas Street transit corridor.”

Project Response: The project site is located within a 5 minute walk of Douglas Street, and provides density to support the adjacency to the transit corridor.

4.1. “Encouraging high quality architecture and diversity in the design of buildings and surrounding public areas.”

Project Response: The building design takes inspiration from the surrounding context while interpreting it in a modern approach.

4.2. “Recognizing historic buildings for their value and benefit to the Downtown Core Area, and encouraging their rehabilitation, seismic upgrading and integration with new development.”

Project Response: The proposal includes the retention of the existing Biggerstaff heritage building.

4.3. “Supporting context-sensitive developments that complement the existing Downtown Core Area through siting, orientation, massing, height, setbacks, materials and landscaping.”

Project Response: The building design is contextual to the existing urban fabric in it’s siting, massing, height, setbacks and materials.

5.1. “Developing diverse housing types and sizes to attract both individuals and families, including smaller units as well as rowhouses, townhouses and stacked townhouses”.

Project Response: The proposal includes a variety of unit types and sizes, including lofts, and 1-, 2-, and 3-bedroom units. Almost all units have dual aspect orientation for access to natural light and air from two directions.

2.02 Downtown Core Area Plan



Historic Commercial District

3.22 “...accommodates a diverse range of active commercial uses such as retail stores, cafés and restaurants, along with complementary uses such as multi-residential development...”

Project Response: Neighbourhood-serving, ground-oriented retail is located along the entire length of Chatham street to function as a destination and activate the generous public realm, with 5 stories of multi-unit residential above to provide more housing options to the neighbourhood.

3.24. “Locate active commercial uses such as retail stores, cafés, restaurants... at the street level to encourage increased pedestrian activity and complement the public realm.”

Project Response: Refer to response to item 3.22.

3.29 “...ensure new development is integrated sensitively into the historic context of the HCD.”

Project Response: The design carefully takes design cues from the historic context, including materiality, proportion, scale and architectural detailing.

3.30. “Continue to support policies, regulations and programs to protect heritage buildings and encourage their rehabilitation, seismic upgrade and re-use.”

Project Response: Through sensitive infill development, this addition supports the retention of neighbouring heritage buildings ensuring a maintained sense of place.

3.31. “Retain the HCD’s current compact, diverse, low-scale and small-lot character.”

Project Response: The building scale is broken down into five sections to thus reflecting the smaller scale heritage character.

3.33 “Locate Residential Units on upper stories...except where residential dwellings are located directly adjacent to...a through-block walkway.”

Project Response: The majority of residential units are located on floors 2 through 6, while there are several loft units located on the ground floor, accessed via the private Courtyard.

2.02 Downtown Core Area Plan



Transportation and Mobility

5.4. *“Complete the pedestrian network connections as identified on Map 16 through well-designed streetscape improvements.”*
Project Response: The project incorporates a Through-Block pedestrian connection at a location identified as a priority on Map 16. This important continuity of the public realm through the site extends a robust network on alleyways further north and beneficially breaks the scale of the city block down for greater porosity.

5.8. *“Ensure that the design and improvement of the pedestrian network considers and integrates opportunities to improve access and movement for people with varying mobility needs.”*
Project Response: The pedestrian connection through the site is fully accessible, with a series of thoughtfully designed ramps where required to navigate existing site elevation changes.

5.25. *“Improve the amount and design of pedestrian lighting, especially in areas that have higher concentrations of pedestrian activity.”*
Project Response: Public realm lighting is thoughtfully integrated into the north elevation to enhance the architectural design and create a pleasant and well-lit pedestrian experience. This approach carries through the Passages, Courtyard and Pocket Park.

5.26. *“Continue to incorporate universal access standards within the public realm to improve access for people with varying mobility needs.”*
Project Response: See response to 5.8.

5.27. *“Ensure that sidewalks are wide enough to support desired levels of activity and to maintain an adequate clear zone for pedestrian travel.”*
Project Response: The building design includes an additional setback at the ground level to accommodate the

activation of the public realm by the commercial retail units, while still allowing ample space for pedestrian travel in front of the site.

5.28. *“Provide improved street lighting throughout the pedestrian network that ensures adequate levels of night time illumination.”*
Project Response: See response to 5.25.

5.30. *“Consider opportunities to redesign and replace key pedestrian connections with new through-block walkways within the Priority Through-Block Walkway Areas identified in Map 16.”*
Project Response: See response to 5.4.

5.32. *“Ensure that the design of new through-block walkways consider and reflect the design criteria described in Appendix 4.”*
Project Response: Further design development is required per the design criteria of Appendix 4.

5.38 *“Mid-Block Street Crossings”* by providing a “mid-block walkway” aligned to a new “mid-block street crossing.”
Project Response: A new mid-block street crossing is proposed to generally align with the Passages on the subject site, as well as the proposed ‘laneway’ included in the new development across Chatham Street.

2.02 Downtown Core Area Plan



6.25 “New Parks, Plazas and Open Space” by contributing a new urban park to an area that is currently limited in it’s greenspace.”

Project Response: The area surrounding the project site is deficient of nearby greenspace. The inclusion of the Pocket Park with Pop-up Retail will activate the public realm of the neighborhood.

6.29. “Ensure that new parks, plazas and open space are located along prominent or active streets in order to contribute to street vitality and to improve their visibility.”

Project Response: The Pocket Park with Pop-up Retail is located directly adjacent Herald Street, with an inviting and open visual connection to the street along the entire width of the site. There is also a direct connection through the Passages from Chatham Street.

6.33. “Ensure that parks, plazas and open spaces are directly adjacent to and

provide direct access to the pedestrian network, cycling network or Greenways.”

Project Response: There is a cycling route on Chatham Street, which would be directly connected to the Pocket Park and Pop-up Retail via the Passages.

6.34. “Where an urban plaza is not located on a corner site, consider a direct connection to a through-block walkway or a mid-block street crossing.”

Project Response: The Pocket Park is not located on a corner, however is connected via a through-block walkway (The Passages) and a mid-block street crossing for both Chatham Street and Herald Street.

6.37. “Encourage the use of high quality finishing materials with detailed architectural quality.”

Project Response: The proposed material palette takes direct inspiration from the immediate historic context, and thus utilizes brick as part of the cladding system,

along with similar paving zones for the landscape design.

6.38. “Ensure that all new parks, plazas and open spaces are individually designed to reflect and complement the surrounding context and to provide a distinctive identity and character.”

Project Response: The Pocket Park with Pop-up Retail faces onto Herald Street and is thus considered under the Chinatown District so the design takes inspiration from this neighbourhood. Given it’s direct connection to Chatham Street via the Passages, there is also some influence from the Old Commercial District design guidelines.

6.39. “Ensure that the overall design, layout and materials result in attractive, identifiable and welcoming spaces.”

Project Response: The clarity and consideration of the public realm spaces was paramount in their design development. The Pocket Park, Passages and Courtyard

were all considered individually to develop their character, while also curated as a continuous network of spaces and experiences across the site. Materiality is used as a subtle wayfinding and programming guide, while landscaping was strategically deployed to dial in visibility across the spaces, balancing privacy with visual connection.

6.43. “Consider integrating the Crime Prevention Through Environmental Design (CPTED) principles along with a range of other design elements to animate and improve the attractiveness, safety and usability all new parks, plazas and open spaces...”

Project Response: CPTED principles were incorporated early as the design developed. Some strategies used include activating the public realm with adjacent uses, allowing for clear sightlines across the site, and utilizing strategic lighting and landscaping to delineate spaces and uses.

2.03 Old Town Design Guidelines

This development responds thoughtfully to Victoria’s Old Town Design Guidelines, ensuring new construction complements the historic character of its context. The proposal addresses five key areas: urban pattern, scale and massing, materials and façade design, public realm enhancements, and heritage integration—supporting a cohesive, respectful, and vibrant urban environment. Critical design elements from the Old Town Design guidelines include:



Urban Pattern and Street Rhythm

The proposal responds to the historic lot pattern and fine-grain rhythm of Old Town. Massing is articulated to reflect narrow frontages and consistent setbacks, reinforcing the visual continuity along Chatham and Herald Streets. The pocket park on Herald enhances pedestrian connectivity and aligns with the intent to create open, human-scaled spaces within the street network.

Scale and Massing

The proposal reflects the scale and proportion of adjacent heritage buildings. Building height and bulk transition sensitively, particularly where the development interfaces with Chinatown and the Old Commercial District. Varied rooflines, step-backs, and vertically-oriented elements are incorporated to reduce perceived mass and maintain a comfortable pedestrian scale.

Materials and Façade Design

The design incorporates durable, high-quality materials—such as brick, metal, and punched windows—that

reflect the texture and character of Old Town. Façade articulation includes a modern interpretation of cornices, recessed entries, and traditional storefront proportions, maintaining a respectful dialogue with nearby heritage structures.

Public Realm and Streetscape

The proposal enhances the pedestrian experience through active frontages, transparent glazing at street level, and fine-grain detailing. The Herald Street pocket park introduces new landscaping, seating, and opportunities for public gatherings that celebrate the area’s cultural identity and invite community use.

Heritage Integration and Contextual Fit

While contemporary in design, the proposal is informed by the surrounding historic context. New architectural elements harmonize with Old Town’s character-defining features, offering a respectful and contextually sensitive evolution of the urban fabric.

Project Site

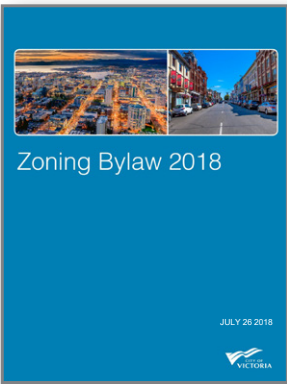


Legend
----- Old Town Boundary
■ Building Footprints

Map: Old Town Design Guidelines (2019)

2.04 Zoning Bylaw (2018) Downtown

This proposal aligns with the City of Victoria’s Downtown Zoning Bylaw (2018), supporting key objectives related to land use, form, and livability. It addresses five core areas: use and density, height and massing, setbacks and street interface, parking and access, and public realm integration within the downtown planning framework.

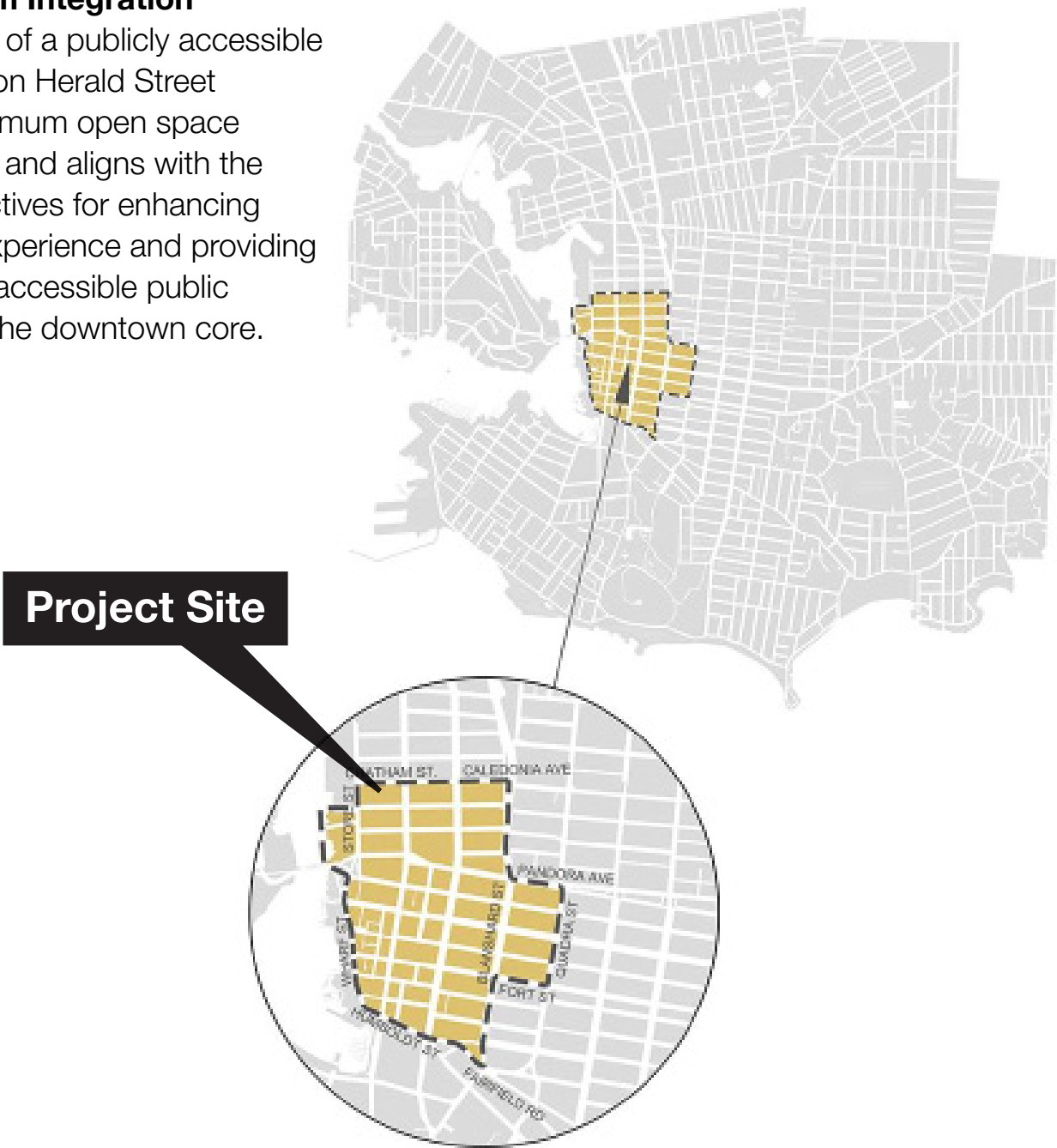


Height and Massing
The building height is contextual and integrates thoughtful massing transitions to adjacent heritage contexts, especially along the Chatham and Herald frontages. Step-backs and vertical elements reduce the visual impact while maintaining a strong street wall, consistent with the form and character policies of the bylaw.

Setbacks and Street Interface
The proposal is aligned with front, side, and rear setback requirements, supporting a continuous streetwall along Chatham St., and creating a strong street interface and supporting pedestrian-oriented design. Active commercial frontages and residential entries contribute to animation and safety at the ground level, aligning with zoning requirements for building orientation and interface.

Parking and Access
The project complies with the bylaw’s reduced parking requirements for downtown developments. It incorporates secure bicycle storage and shared vehicle access, promoting sustainable transportation options and reducing reliance on private vehicles.

Public Realm Integration
The inclusion of a publicly accessible pocket park on Herald Street exceeds minimum open space requirements and aligns with the bylaw’s objectives for enhancing pedestrian experience and providing high-quality, accessible public amenities in the downtown core.



Map: Zoning Bylaw (2018) Downtown document

2.05 Official Community Plan

This development aligns with the goals and policies of Victoria’s Official Community Plan (OCP), supporting a walkable, resilient, and livable urban core. The proposal addresses five core OCP themes: urban design and placemaking, land use and density, transportation and mobility, climate resilience, and heritage and cultural integration—reinforcing the city’s vision for sustainable, inclusive, and high-quality development.

Urban Design and Placemaking

The project supports the OCP’s emphasis on human-scaled design, active streetscapes, and public realm improvements. Fine-grain articulation, contextual massing, and pedestrian-oriented frontages create a welcoming and vibrant street experience, particularly along Chatham and Herald Streets. The inclusion of a pocket park furthers the goal of enhancing neighbourhood character and public gathering spaces.

Land Use and Density

Consistent with the Core Residential and Urban Place Designations, the proposal supports compact, mixed-use development within the Downtown Core. The building’s form and density promote efficient land use while accommodating future population and economic growth in a manner that respects the existing context.

Climate Resilience and Sustainability

Design strategies include energy-efficient systems, sustainable materials, and urban greening, contributing to OCP targets for greenhouse gas reduction and climate adaptation. The project reinforces the city’s commitment to sustainable growth and environmental stewardship.

Transportation and Mobility

The development prioritizes walkability and supports multi-modal transportation options through minimal on-site parking, bicycle storage, and active ground-floor uses. These elements align with OCP policies to reduce car dependence and improve pedestrian and cyclist connectivity.

Heritage and Cultural Integration

Rooted in the historical context of Old Town, the proposal reflects the OCP’s goals to conserve and celebrate cultural heritage. Contemporary architecture is carefully calibrated to complement heritage character, supporting a respectful and adaptive evolution of the urban fabric.



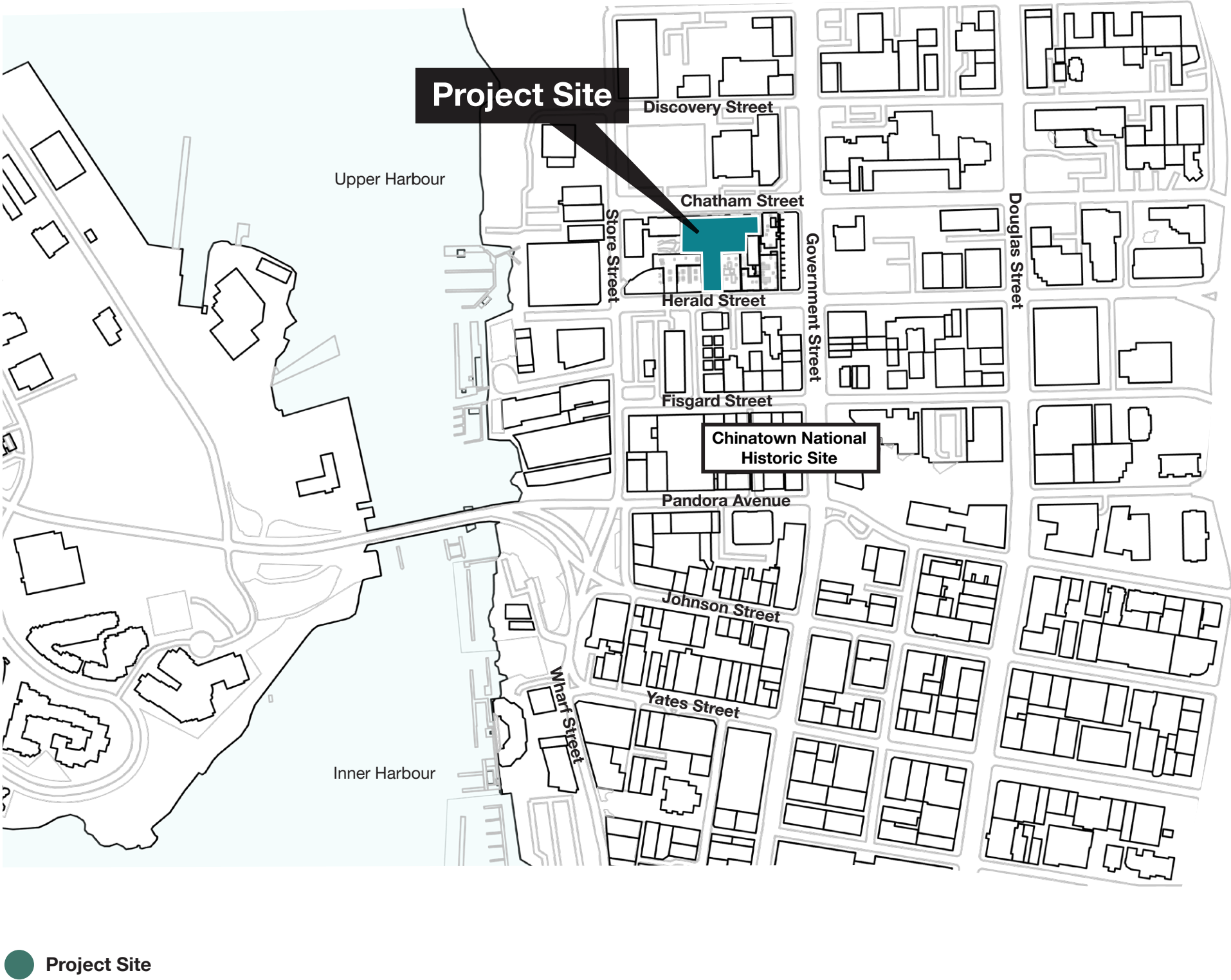
Photo: Waddington Alley, Victoria



3 Site Analysis

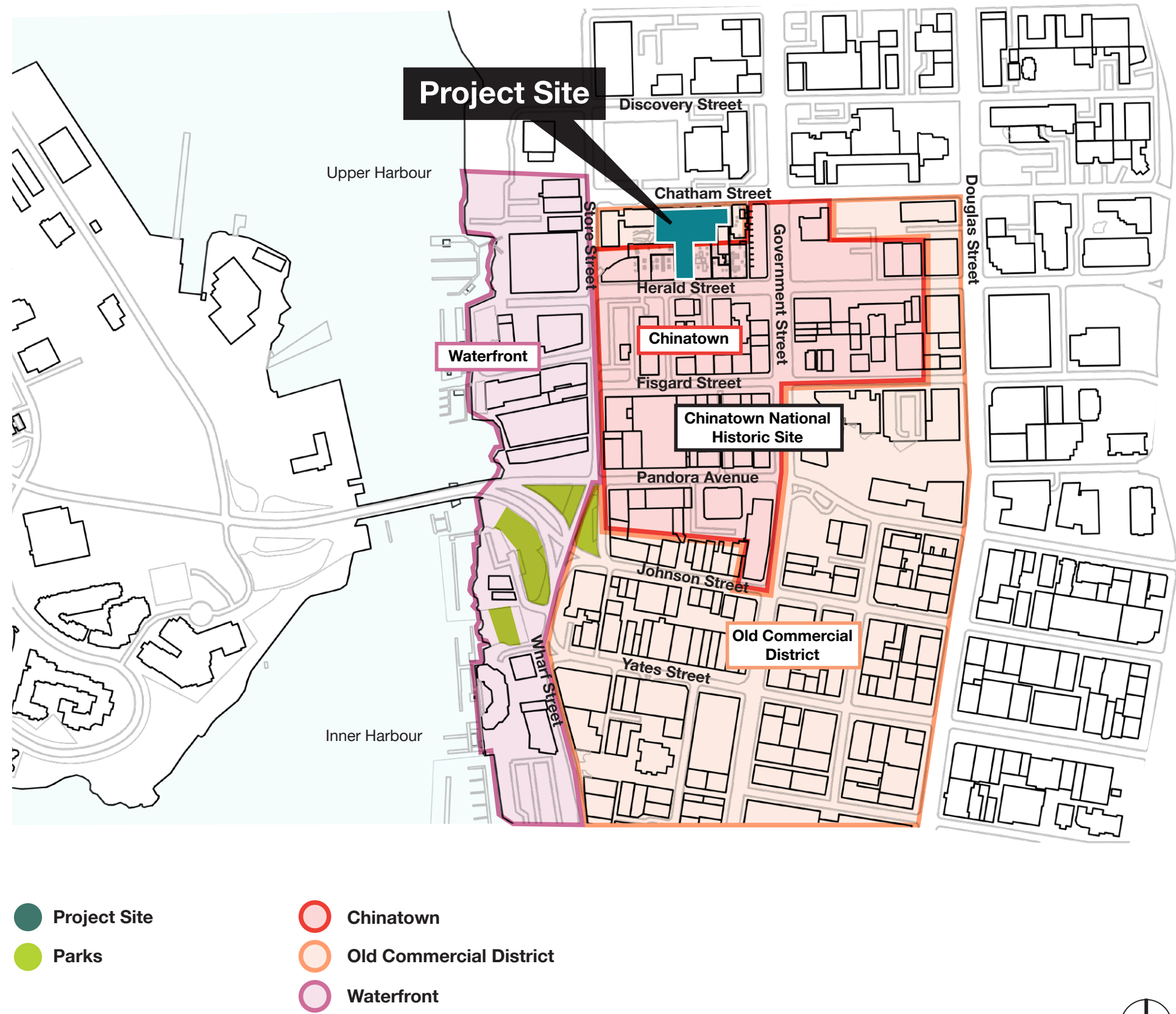
3.01 Site Location

Located between Herald and Chatham Streets in Victoria, BC, the site sits at a unique convergence point between three defining areas: Chinatown, the Old Commercial District, and the Waterfront. From Herald Street, it connects to the historic vibrancy of Chinatown, with its narrow alleyways, rich cultural heritage, and fine-grain urban fabric. Along Chatham Street lies the Old Commercial District, characterized by heritage buildings, brick facades, and a walkable streetscape that reflects Victoria’s early commercial roots. To the west, proximity to the waterfront and the emerging Capital Culture District ties the site into a growing cultural and recreational hub, making it a key connector across history, commerce, and public realm.



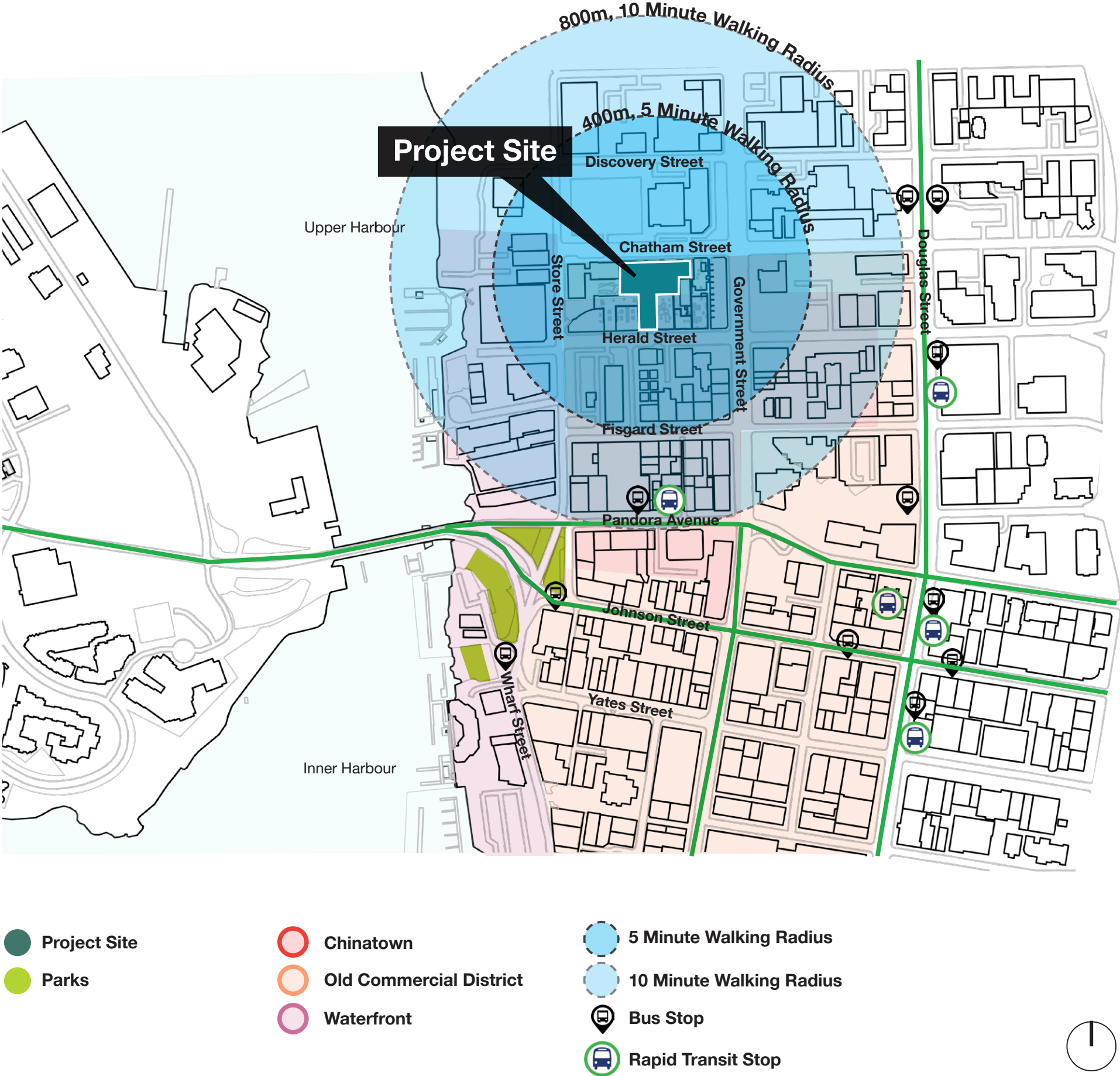
3.02 Planning Districts

The proposed development on Chatham Street, with a pocket park on Herald Street, is uniquely situated at the intersection of three key downtown Victoria planning districts: Chinatown, the Old Commercial District, and the Waterfront. This location offers a rare opportunity to enhance connectivity and character across these diverse areas. The project respects the rich cultural heritage of Chinatown, reinforces the historic urban fabric of the Old Commercial District, and strengthens pedestrian links to the revitalized Waterfront. The Herald Street pocket park will provide much-needed green space, activating the streetscape and enhancing livability. The design balances heritage sensitivity with contemporary urban needs, aligning with the City’s vision for a vibrant, inclusive, and walkable downtown.



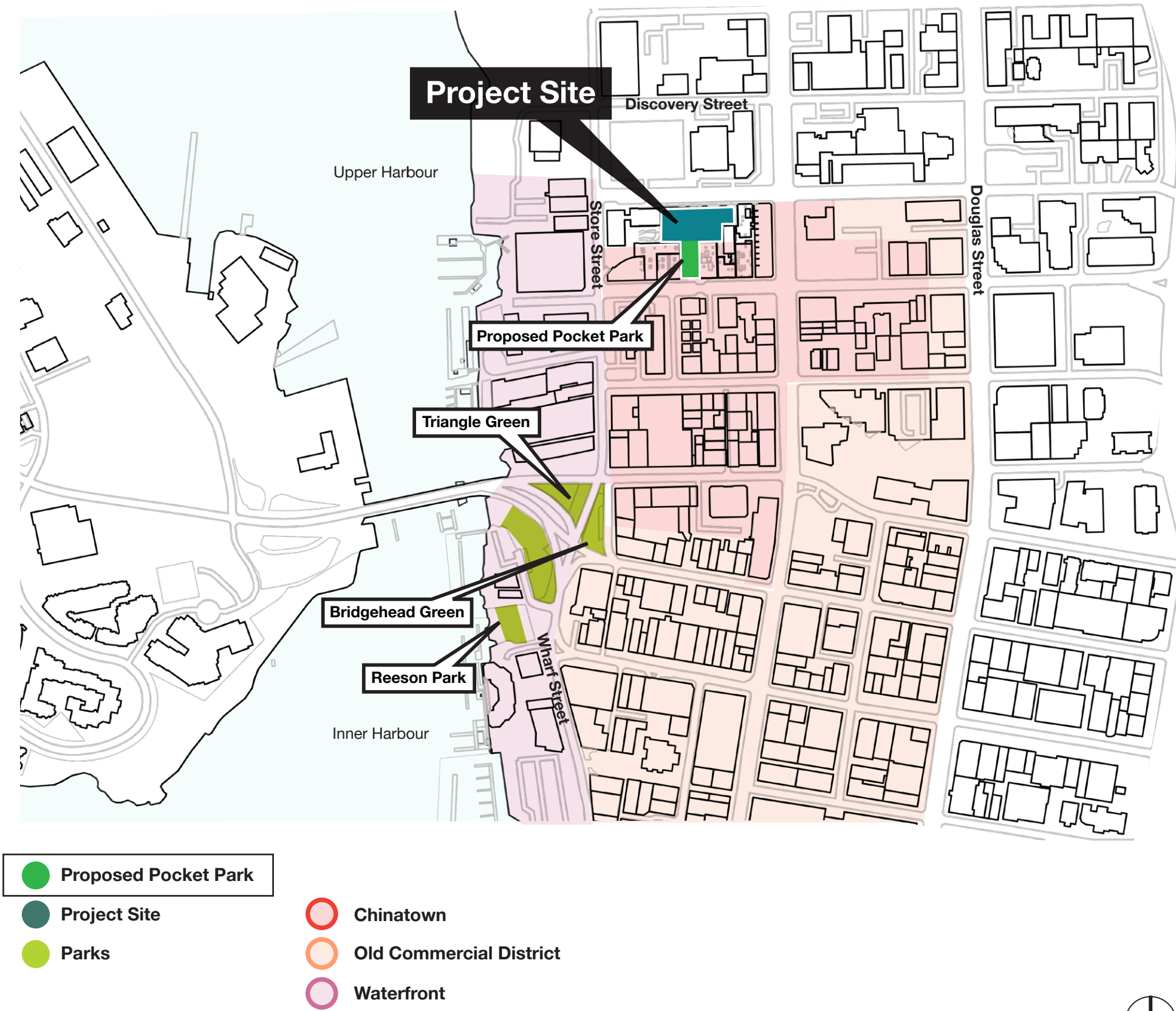
3.03 Site Context

Within a 5- to 10-minute walk from Herald and Chatham Streets in Victoria, BC, residents and visitors enjoy unparalleled access to key urban amenities. The area is well-connected to public transit, including major BC Transit routes along Douglas and Government Streets, providing seamless travel throughout the city. A short stroll leads to vibrant commercial corridors featuring cafés, boutiques, grocery stores, and local breweries. Public access is abundant, with nearby parks, the Inner Harbour, and the Galloping Goose Trail enhancing walkability and recreation. This prime location blends convenience, connectivity, and community, making it a central hub in Victoria’s evolving urban landscape.



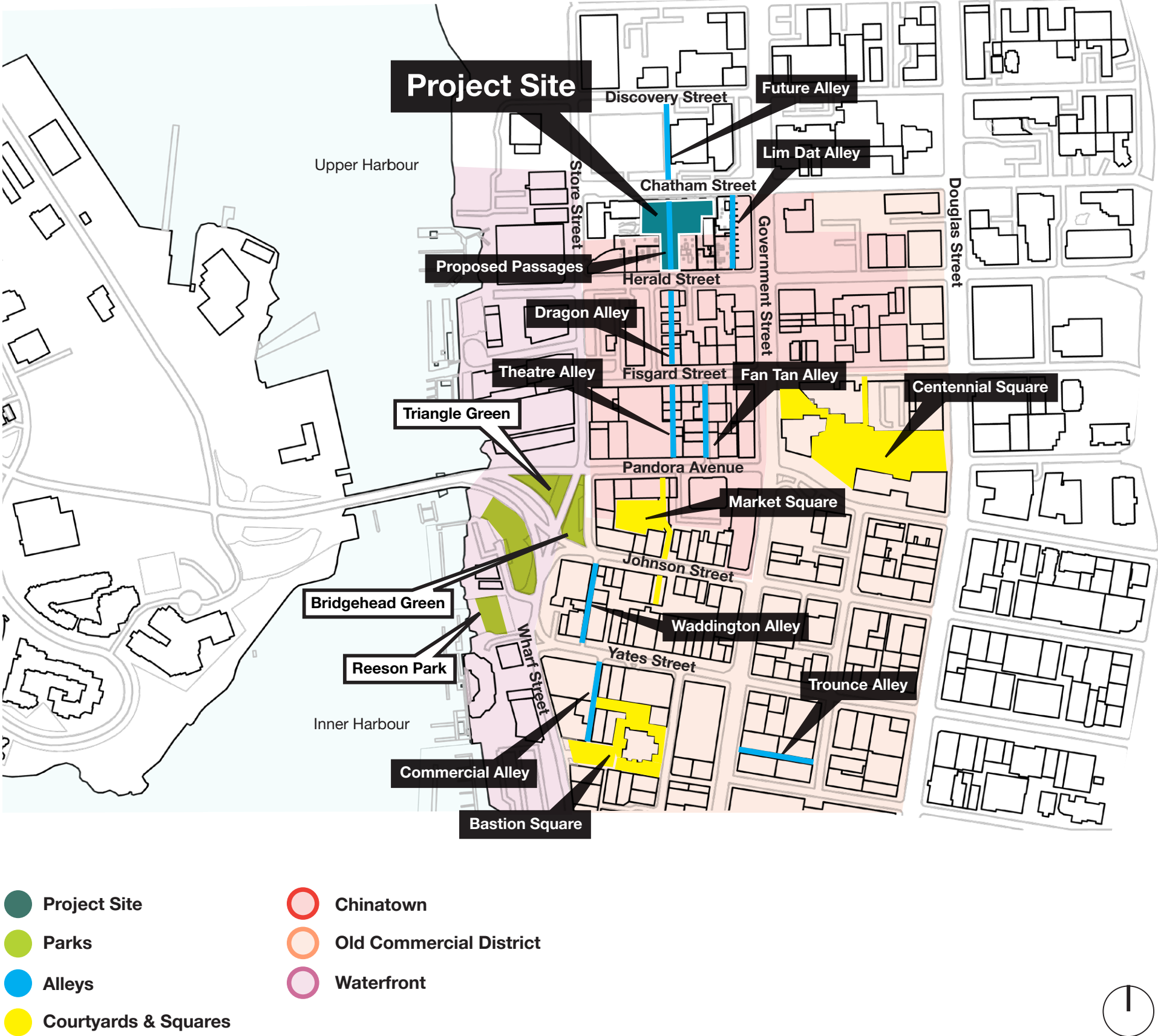
3.04 Greenspace

Downtown Victoria is home to cherished green spaces like Triangle Green, Bridgehead Green, and Reeson Park, offering essential urban respite. However, as density increases, there becomes a growing need for green spaces that connect directly to the city’s network of alley walkways. The proposed pocket park on Herald Street addresses this need by activating an underutilized space and linking it to adjacent pedestrian routes. This intimate green retreat will enhance livability, invite foot traffic, and support local businesses by creating a welcoming, walkable environment. By bridging public space with urban movement, the park becomes a vital connector and community asset in Victoria’s core.



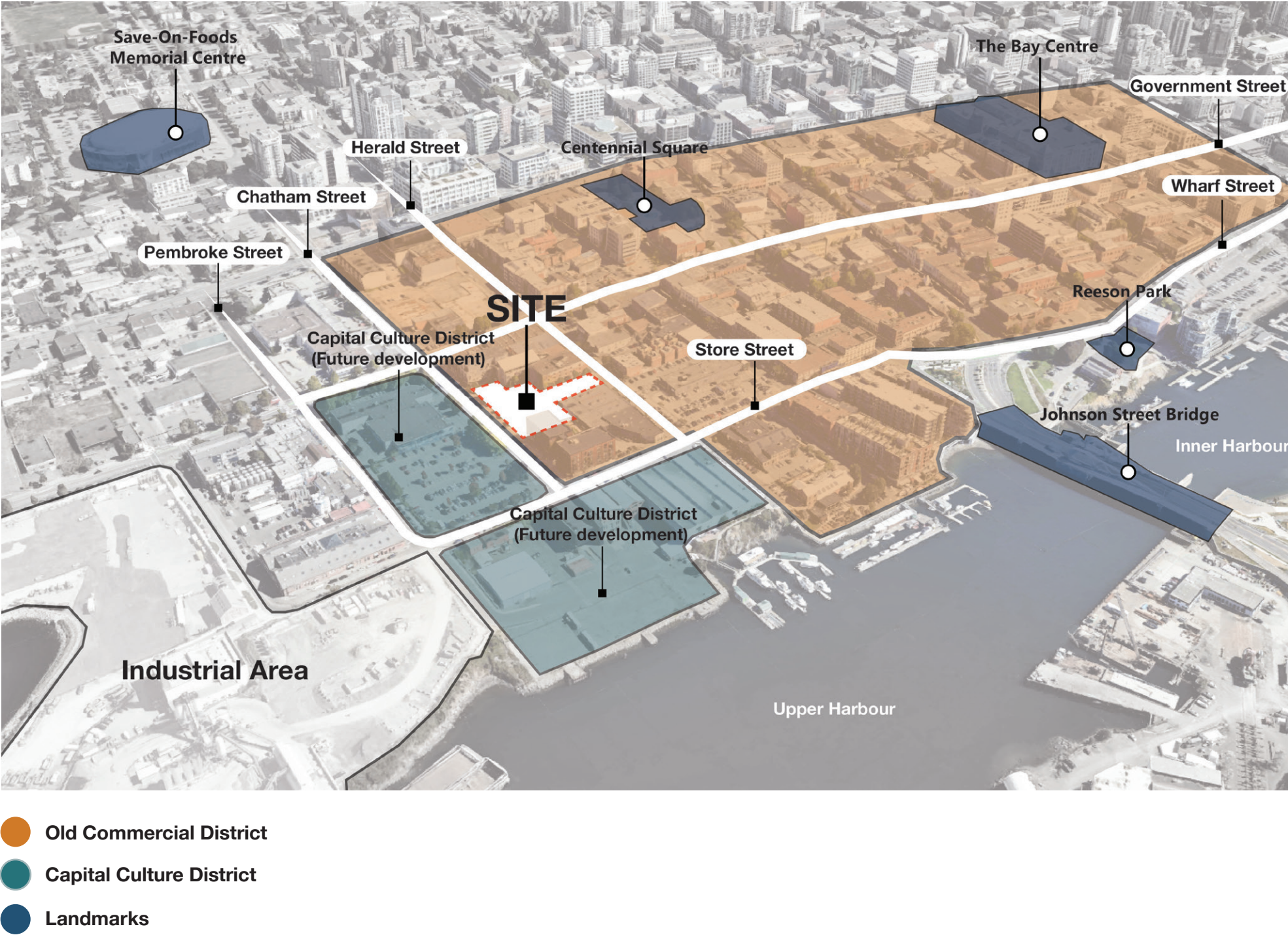
3.05 Public Space

Within Old Town’s rich network of courtyards, squares, and alleyways, the site marks the northern edge of an important public space corridor. Directly across Herald Street, Dragon Alley aligns with the proposed pocket park, reinforcing a continuous, human-scaled pedestrian experience. This project seeks to extend and reinterpret this network by integrating new public space into the site in a contemporary yet contextually sensitive way. The pocket park not only enhances pedestrian connectivity but also contributes to the broader public realm. Along Chatham Street, active ground-floor uses further animate the street, strengthening the area’s identity as a walkable, welcoming urban environment.



3.06 Aerial Context

This proposal, located in Victoria’s Historic Commercial District, serves as a key catalyst for future development in the city’s north end. Positioned directly adjacent to the Capital Culture District development, it strengthens the momentum for revitalization in this emerging cultural and commercial hub. Its integration of heritage character with modern design signals a thoughtful approach to urban growth, encouraging complementary investments and attracting residents, businesses, and creatives. As the area evolves into a vibrant mixed-use district, this project plays a pivotal role in shaping a dynamic future for Victoria’s downtown north end and surrounding neighborhoods.



3.07 Future Development

The future development of Chatham Street will be strongly shaped by the Capital Culture District, which is emerging as a cultural and creative anchor in Victoria’s north end. This district sets the tone for a vibrant, arts-oriented urban identity, encouraging developments that prioritize public space, heritage integration, and community use. Early projects in the area signal alignment with the City’s broader goals of walkability, density, and character-driven growth. The proposed 14-storey with commercial podium build momentum, attracting further investment and reinforcing Chatham Street as a key corridor in Victoria’s evolving downtown. The synergy of arts, culture, and urban design supports a bold, future-facing vision.



Artistic renderings of the Capital Culture District development in Victoria. (D’Ambrosio Architecture & Urbanism/Reliance Properties)



3.08 Existing Site

Transforming the site at Herald and Chatham from a surface parking lot into a residential complex with a central Courtyard and Pocket Park along with neighborhood serving retail, significantly enhances Victoria’s downtown and public realm. This change replaces underutilized land with much-needed housing, while introducing inviting, human-scaled public spaces and commercial opportunities. The Courtyard offers semi-private communal space for residents, fostering social interaction and urban greenery. The Pocket Park, accessible from the street and nearby alleyways, creates a vibrant link in the pedestrian network, encouraging walkability and neighborhood connection. Together, these elements activate the streetscape, support local businesses, and contribute to a more livable, inclusive, and sustainable downtown environment.

Herald Street looking South



Chatham Street looking West



Herald Street looking North



Chatham Street looking South



3.09 Existing Streetscape

Herald Street looking North



Chatham Street looking South



3.10 Neighbourhood Character

Victoria’s Downtown—particularly within the Old Town District—is distinguished by its historic masonry buildings, narrow passages, and intimate urban scale. Notable features such as the Downtown passages and Dragon Alley reflect a fine-grain network of pedestrian routes, small frontages, and layered architectural expressions. The neighborhood’s character is defined by a cohesive material palette of red and buff brick, stone detailing, and traditional storefronts with recessed entries and punched windows. These elements foster a human-scaled, walkable environment rich in texture and history. This proposal draws directly from that context, emphasizing brick construction, vertically oriented windows, and active commercial frontages. The design respects the surrounding architectural language while contributing to the continuity of Old Town’s distinctive urban fabric.



Photos of alleyways throughout Downtown Victoria including Fan Tan Alley, Dragon Alley and the Johnson Street shopping arcade.

3.11 Land Use Designation

The proposed development, located along Chatham Street with a publicly accessible pocket park on Herald Street, is positioned at the intersection of several key land use designations: the Historic Commercial District, Rock Bay District, and Central Business District. This location supports the City of Victoria’s vision for a vibrant, inclusive, and transit-oriented downtown. The proposal contributes to this objective by reinforcing active, mixed-use frontages adjacent to a designated Future Rapid Transit Corridor, encouraging sustainable transportation choices and urban vitality. The inclusion of the pocket park aligns with the Downtown Core Area Plan’s goals for expanding access to public open space, especially in areas of increasing residential and commercial density. The green space serves as a pedestrian-friendly amenity that enhances connectivity between neighbourhoods, encourages social interaction, and strengthens the sense of place. Together, the development and park provide a thoughtful response to current and future land use priorities, contributing lasting value to the surrounding community.



Source: Downtown Core Area Plan

3.12 Historic Context and Retention

The proposed development respects and celebrates the heritage significance of the site by preserving two of downtown Victoria’s most iconic historic structures—the Biggerstaff Building and the B. Wilson Building. These landmark buildings contribute greatly to the area’s rich architectural character and sense of place. The new infill development is thoughtfully designed to draw inspiration from these heritage assets, ensuring it complements and integrates harmoniously with the surrounding historic fabric. By retaining and enhancing the existing heritage features while introducing new architecture that reflects their form, scale, and detailing, the project strengthens the neighbourhood’s unique identity. It supports both cultural preservation and sensitive, sustainable urban growth within Victoria’s historic core.



Photos of the existing Biggerstaff Building from Herald Street and within the existing courtyard.

4 Rezoning Rationale

4.01 Rezoning Proposal Summary

The proposal is be broadly defined by the following five design characteristics which meet the intentions of the DCAP and OTD Guidelines:

1. Neighbourhood Serving Retail

Over 4,500 square feet of retail space facing on Chatham Street will serve the community, while creating new economic opportunities and activating the local public realm.

2. The Passages

This improved public connection, evoking the character of the existing alleyway network, would further enhance the connectivity through this neighbourhood in downtown Victoria. These upgrades would also include off-site enhancements to infrastructure, public spaces, and accessibility.

3. Pocket Park

The proposed public Pocket Park along Herald Street, at approximately 7,400 square feet, serves as a gateway for pedestrians, seamlessly linking to Chatham Street via the semi-public Passages and Courtyard. Offering a

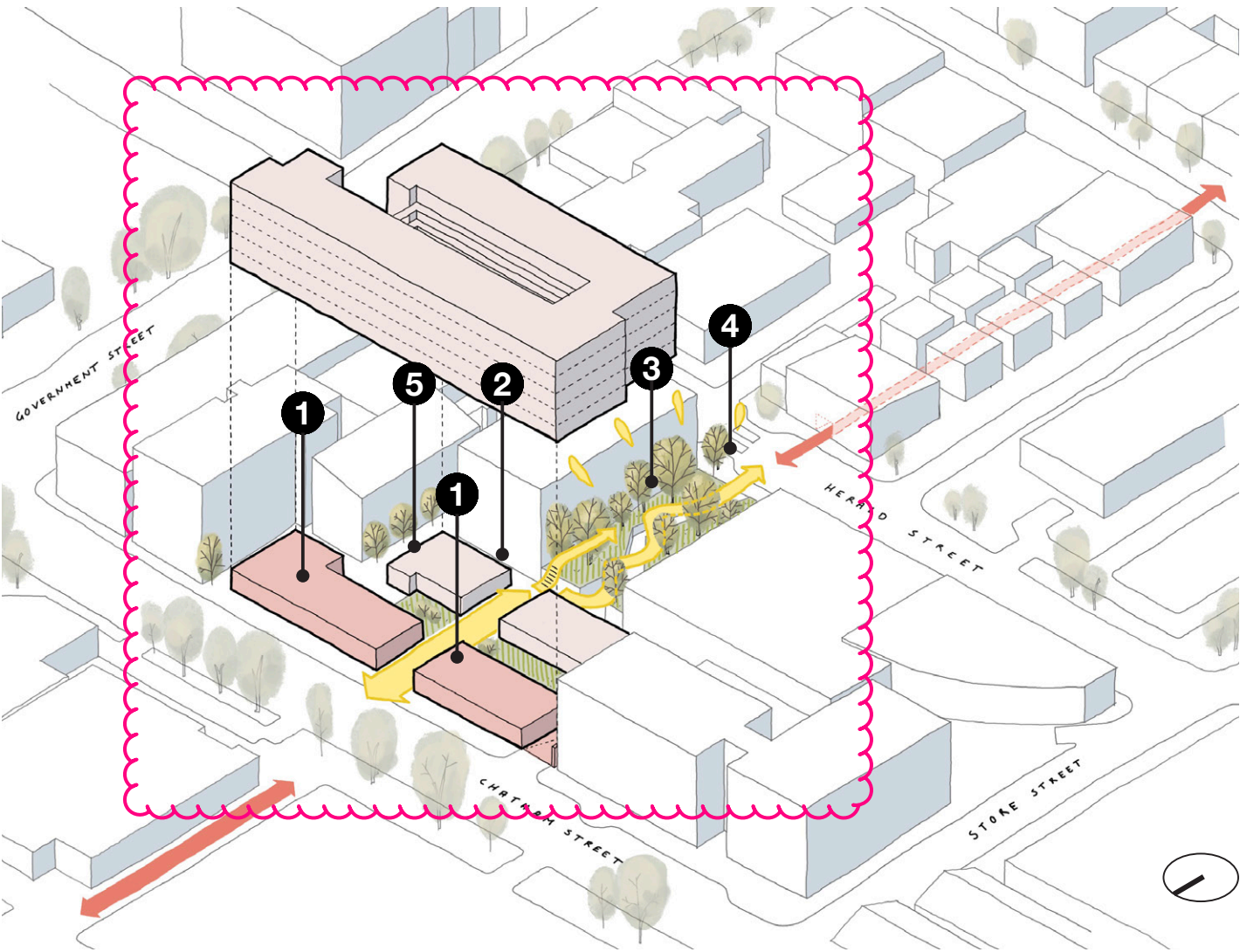
variety of seating options and luscious planting, this park will provide both residents and the greater community with a place to socialize and relax.

4. Pop-up Retail

The addition of Pop-up Retail within the Pocket Park will enliven the space and adjacent street, and invite residents and the community to connect with their neighbourhood, thus fostering activity, liveability, and supporting Downtown Core objectives.

5. The Courtyard

The two Passages converge on the central Courtyard, which is a semi-private amenity for the residential units, experienced both at grade and at the level of the residential circulation. The public Passages also pass through this naturally lit, landscaped space.



Dragon Alley, this pedestrian path is to the South of the development



Waddington Alley, the incorporation of green and planting along pathway



Market Square exterior circulation around the central courtyard

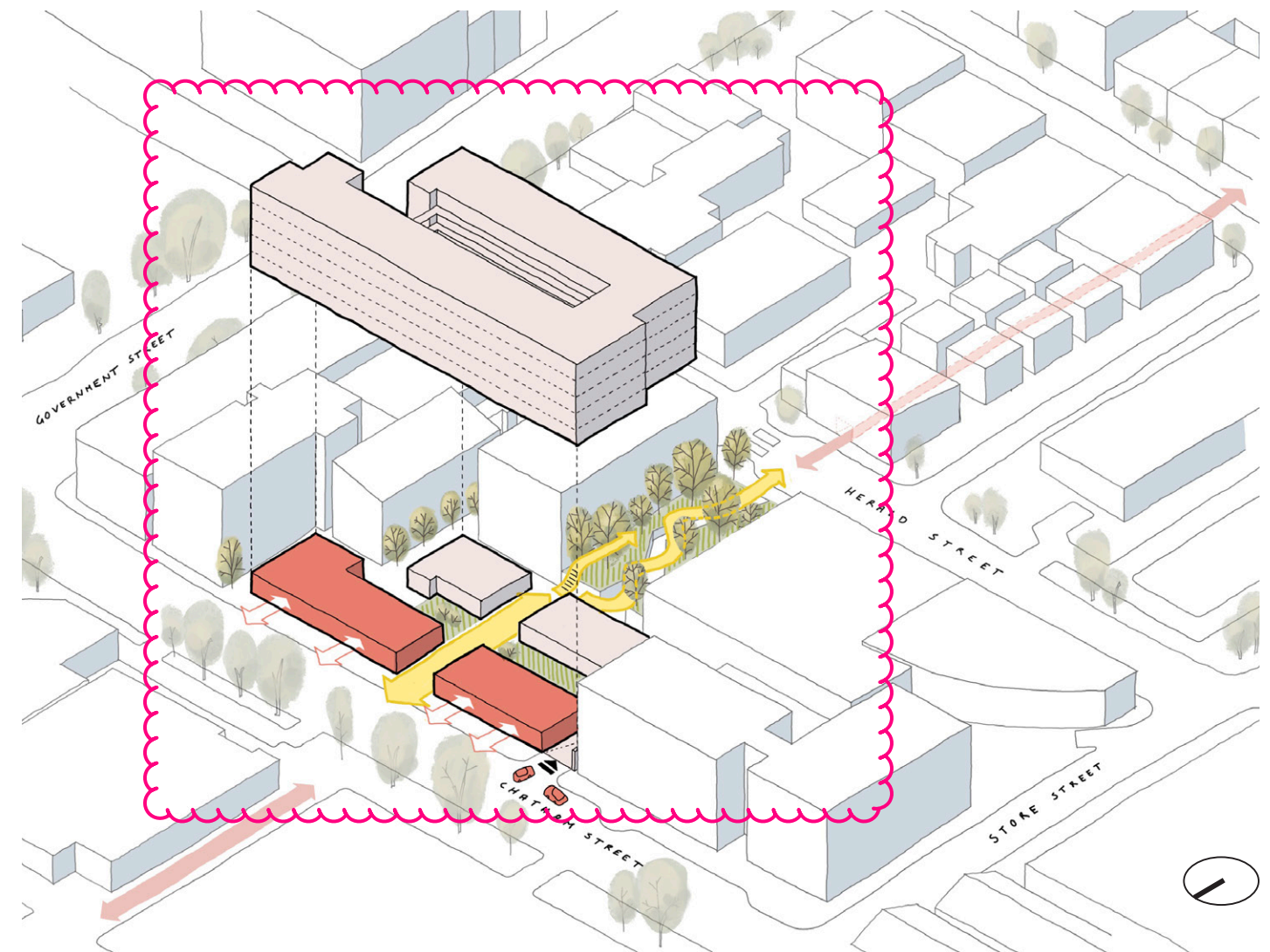
1. Neighbourhood Serving Retail Creating an Active Streetscape

Neighborhood serving, ground-oriented retail fosters opportunities for both new and existing residents to live, shop, and enjoy their neighborhood. The inviting retail environment fronting Chatham, maximizes visibility which contributes to a lively streetscape and provides a sense of security for the community.

The ground floor retail along Chatham Street is also in direct support of the DCAP Historic Commercial District Objective 3.24 to “Locate active commercial uses...at the street level”.

Human scale ground floor condition

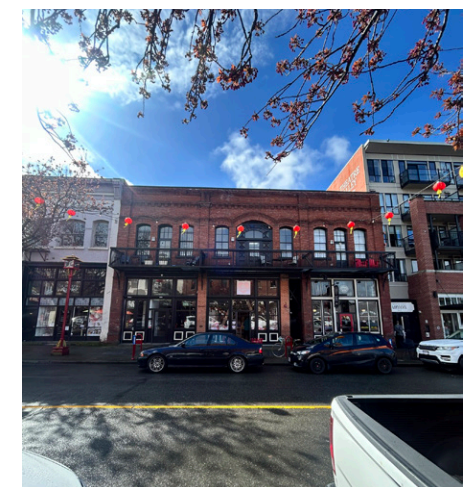
The ground floor along Chatham Street includes neighbourhood-serving commercial retail units with scale appropriate for the context. The scale along Chatham Street is intended to be broken down into a 4.5m module in line with surrounding retail, which ranges from approximately 3.6m to 5m wide, with welcoming entrances (OTD 5.4.2). Ground floor height will be greater than 4.5m (OTD 5.4.3), with a sufficient awning for weather protection and lighting creating a human scaled pedestrian experience (OTD 5.4.7, 5.4.8, 5.4.9, 5.4.10).



Herald Street, Victoria



Johnson Street, Victoria



Government Street, Victoria

1. Neighbourhood Serving Retail - Proposed Retail Frontage

View Along Chatham Street Looking West

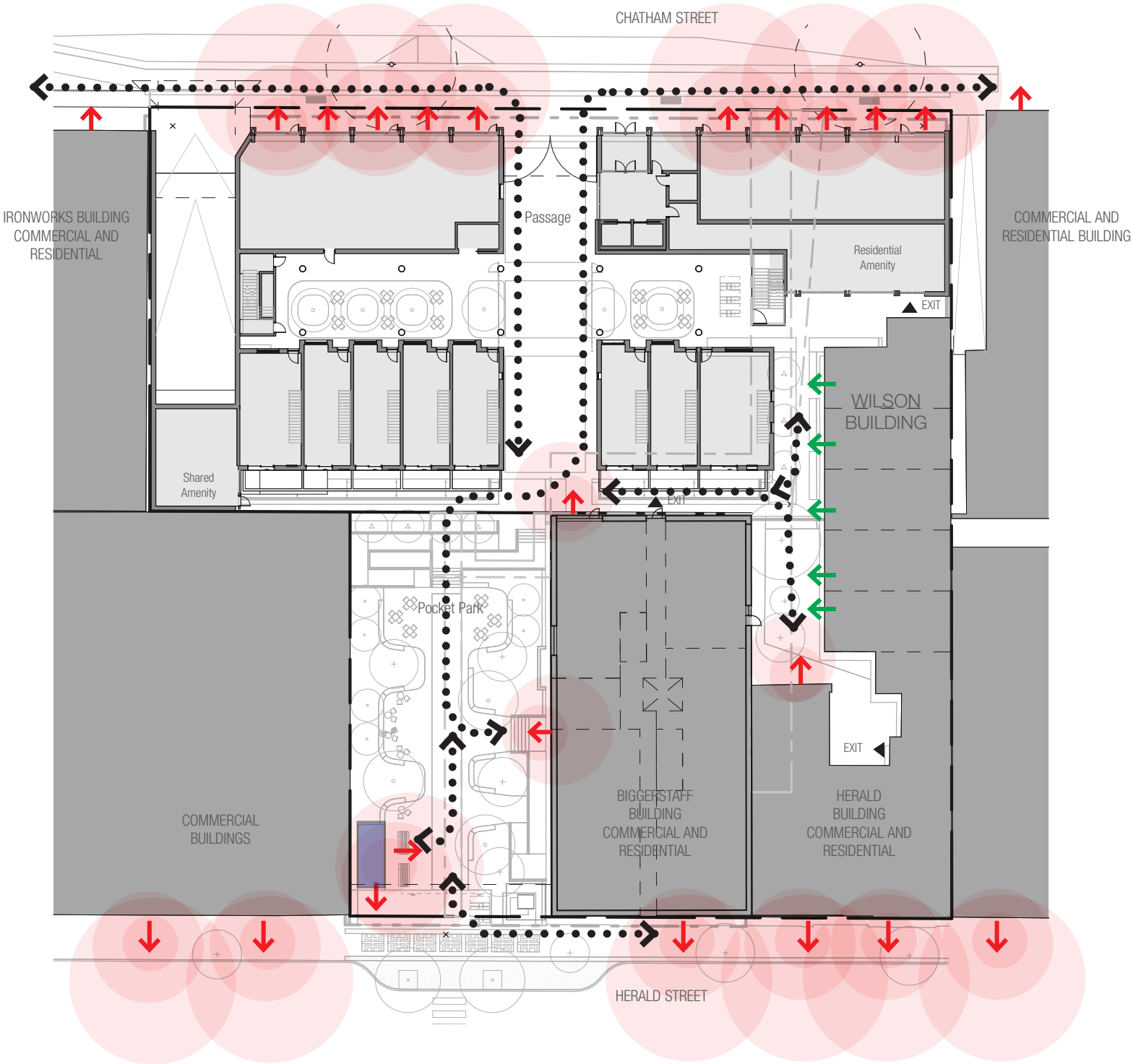


1. Neighbourhood Serving Retail - Existing Live-Work

The connection and access to the existing commercial spaces has been carefully considered to ensure visibility and access is maintained.

Access to the existing live-work units of the Wilson Building is maintained from Chatham Street via the two Passages running North-South through the site, and the secondary passage running East-West. The nature of these live-work units is that they are not traditional storefront retail benefiting from direct pedestrian flow, but rather “destination” businesses that patrons would be aware of their location before arriving. Appropriate signage along the access route will be provided to ensure clear and easy circulation through the site.

- Neighbourhood Serving Retail
- Pop-Up Retail
- Retail Frontage
- Live-Work Unit Access
- Access And Circulation



2. The Passages

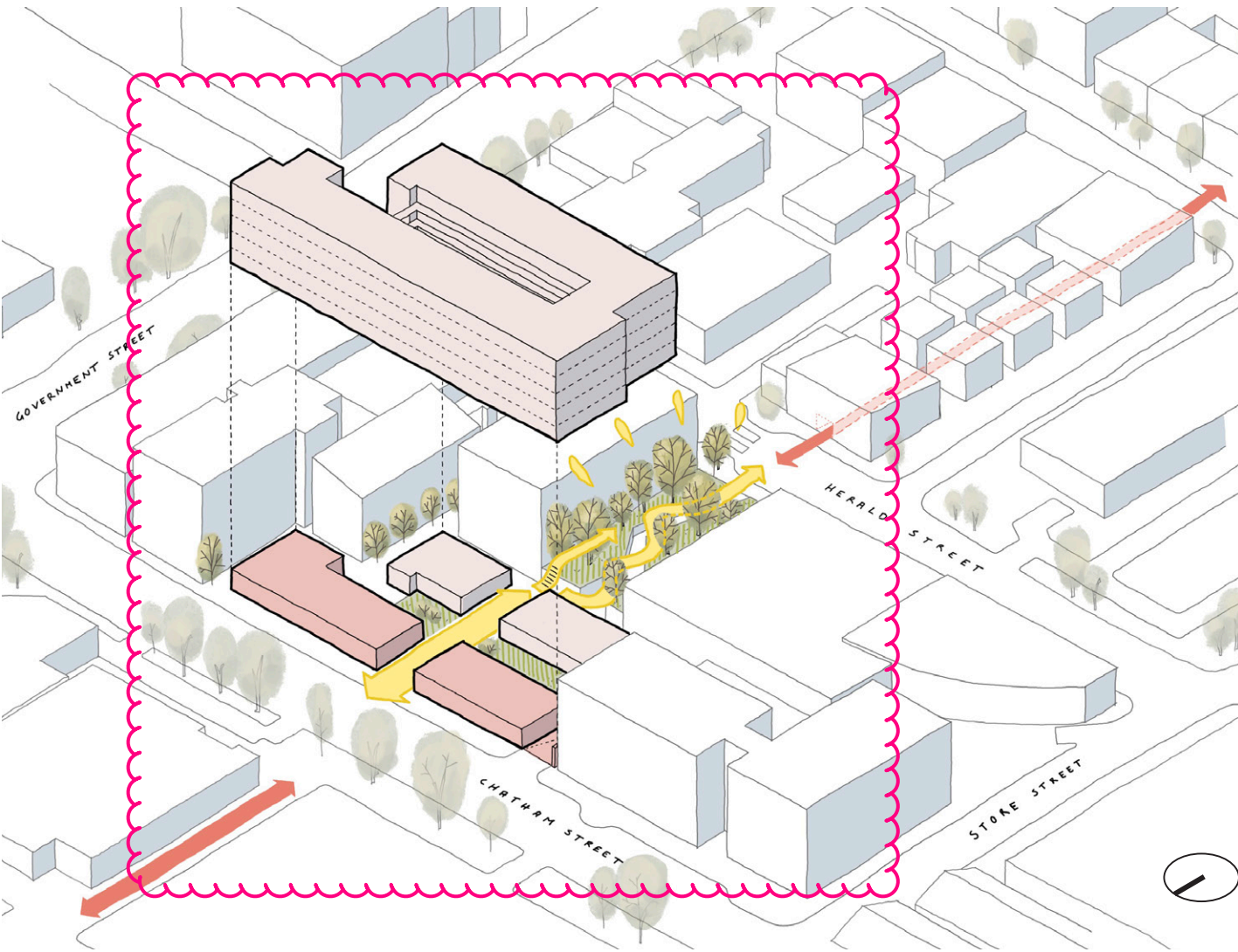
New Urban Connection, Inspired by the Past

To allow a connection across the site, the project utilizes two Passages that connect from Chatham Street and the Pocket Park to the central Courtyard. The Passages are inspired by the many alleyways, arcades and squares of Downtown Victoria that create an urban network of pedestrian connections. Many are remnants from another time, yet have adapted over the years to be a positive contribution to the current fabric of the city, and also a poignant reminder of a divided past. The Passages’ dimensions

and materiality take cues from existing alleyways, as well as the building materials and facade rhythm.

The addition of this mid-block connection is in support of the DCAP “Connectivity” Section 6.34 which states that “where an urban plaza is not located on a corner site, consider a direction connection to a through-block walkway”.

- Retail
- Residential



Bevan Place, Swanley, UK
Gillespies



The Wessel Quarter, Asker Norway
Vignæs+Kosberg++ Architects



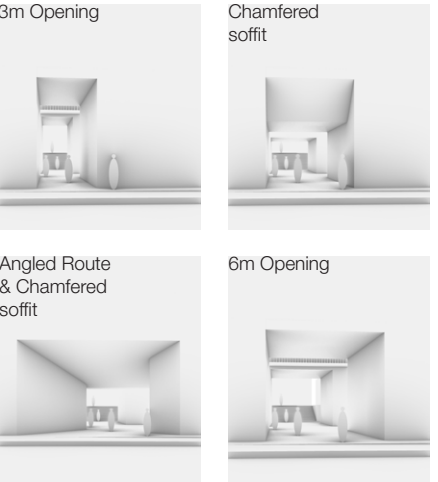
Queens Marque, Halifax
MacKay-Lyons Sweetapple



Johnson Street Shopping Arcade,
Victoria



Market Square Shopping Arcade,
Victoria



Studies of the Passage

2. The Passages

New Urban Connection, Inspired by the Past

Security of Passages:








A series of gates will be provided to ensure security and safety for future residents of the site. The Passages will have limited public access with security gates located at the entrances to the Pocket Park and Chatham Street. These gates will be closed to the public between dusk and dawn. The intent is for the gates to be fully integrated into the building design when open, thus yielding clear sight lines and full accessibility when open. Semi private, and private spaces will be controlled through building fob access, and thoughtful signage will be provided to guide pedestrians and residents through the site.

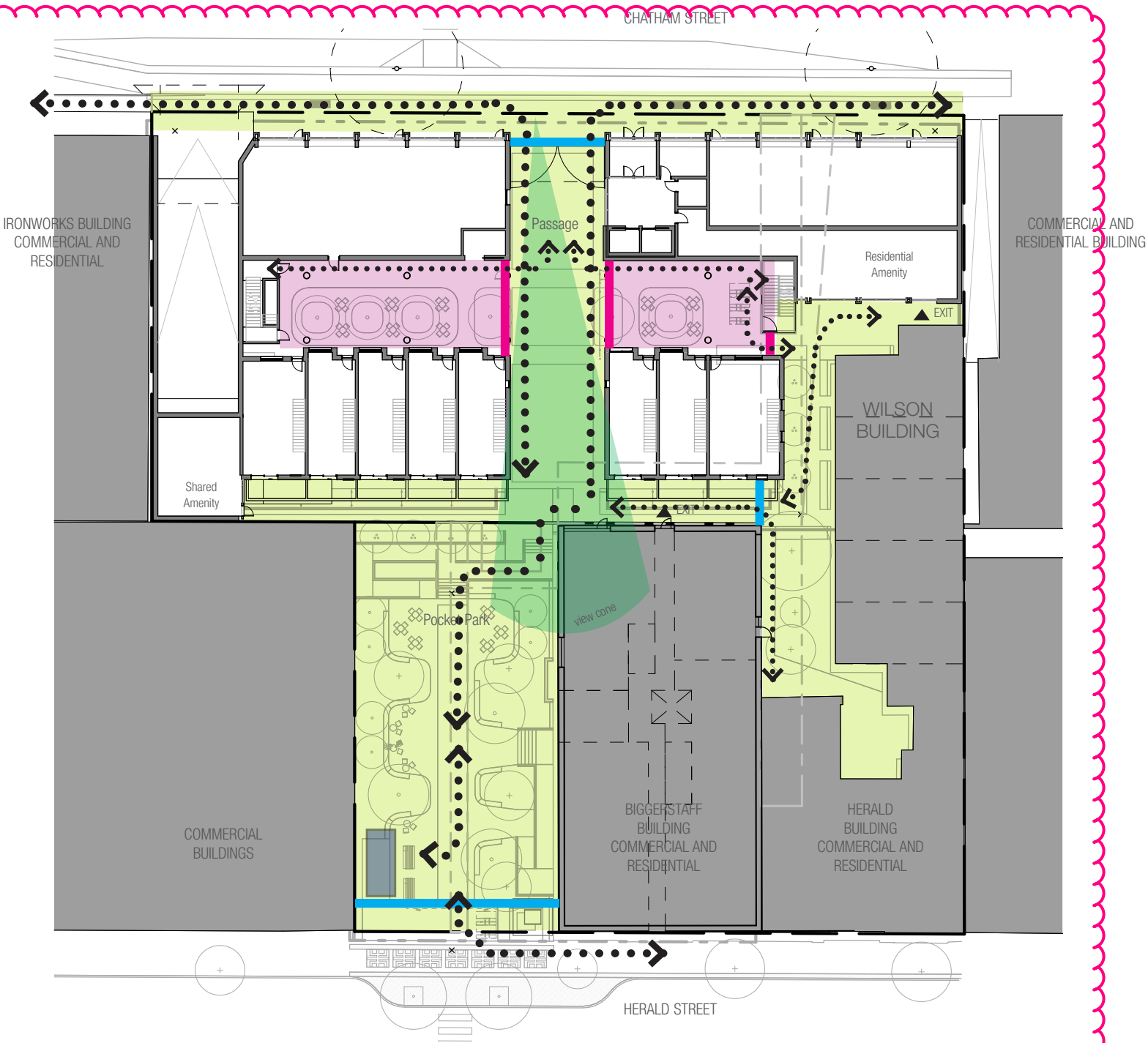
Activate Passageway:

Glazing has been added along both Passages. The North Passage has glazing into the residential lobby and commercial units, while the South Passage has glazing into the flanking residential loft units. The design intent is to integrate pedestrian-scale lighting that is appropriate for private and public uses throughout the site.

Views through the Site:

The entrance to the Passage is aligned with the corner of the Biggerstaff building, offering a glimpse of the Heritage building and Pocket Park from Chatham Street. As the ground floor to level 2 height is already double-storey, both Passages have a clear height of approximately 5m.

-  Access And Circulation
-  Residential Courtyard
-  View Cone From Herald To Biggerstaff Building And Pocketpark
-  Open Space
-  Pop-Up Retail
-  Security Gate - Secure Fob Access For Residents
-  Security Gate - Limited Public Access. Gate Closed From Dusk Till Dawn



2. The Passages

On Chatham Street Looking South Towards the Passages and Pocket Park



3. The Pocket Park

Destination Urban Greenspace

The proposed Pocket Park adds much-needed greenspace in an area of Downtown that currently has an obvious deficit. The Pocket Park utilizes the full width of the site along Herald Street to create a strong connection to the adjacent public realm, while on the north side a series of stairs and ramps creates an accessible connection through the site to Chatham Street.

The existing Biggerstaff heritage building is a beautiful brick backdrop for this new public space. Many of the existing trees

will be maintained, with seating designed around the current locations, while further greenery will infill between, creating a lush landscape within the urban environment.

Various types of seating have been included, with integrated bench seating along edges and movable furniture in the central area to create a flexible space that could be utilized for different formal and informal uses, events and performances. The Pop-up Retail is an integral component to activate this public space.



3. The Pocket Park Destination Urban Greenspace

On Herald Street Looking North Towards the Pocket Park,
Biggerstaff Building and Proposed South Elevation



July 1st at 11:30am

4. Pop-Up Retail

Activating the Pocket Park in the Community

A key feature of the project is the inclusion of a temporary pop-up retail installation that activates the public realm and supports local business. Utilizing modified shipping containers, the installation draws from successful precedents such as Batch in Vancouver, offering a utilitarian yet adaptable solution suited to Victoria’s evolving downtown fabric. These compact, modular units can accommodate a rotating mix of local vendors, makers, and entrepreneurs, fostering a dynamic retail presence that evolves with the seasons. In doing so, the pop-up retail supports street-level vibrancy, encourages economic resilience, and contributes to a more inviting and pedestrian-oriented environment. This approach aligns with broader city goals to animate underutilized spaces and strengthen community connection through creative, low-impact interventions.



- 1

Pop-up Retail to activate the Pocket Park and adjacent public realm
- 2

Existing trees retained, as well as new landscaping
- 3

Proposed Building - South Elevation, overlooking the Pocket Park
- 4

Gates are intended to close the Pocket Park from dusk to dawn
- 5

Existing Biggerstaff building provides an authentic heritage brick backdrop

5. The Courtyard

A Sustainable and Liveable Residential Typology

A core tenet of the project is the provision of dual aspect residential units which improve livability by providing access to natural light and fresh air from two orientations. This building typology utilizes a chimney effect to create passive cooling, making the residential units more comfortable in the hottest months of the year. Additionally, common area energy use will be reduced by naturally ventilating common circulation. There are many local examples of this courtyard typology and the inherent benefits of natural light and air in the immediate context of Victoria.

Benefits:

- 1

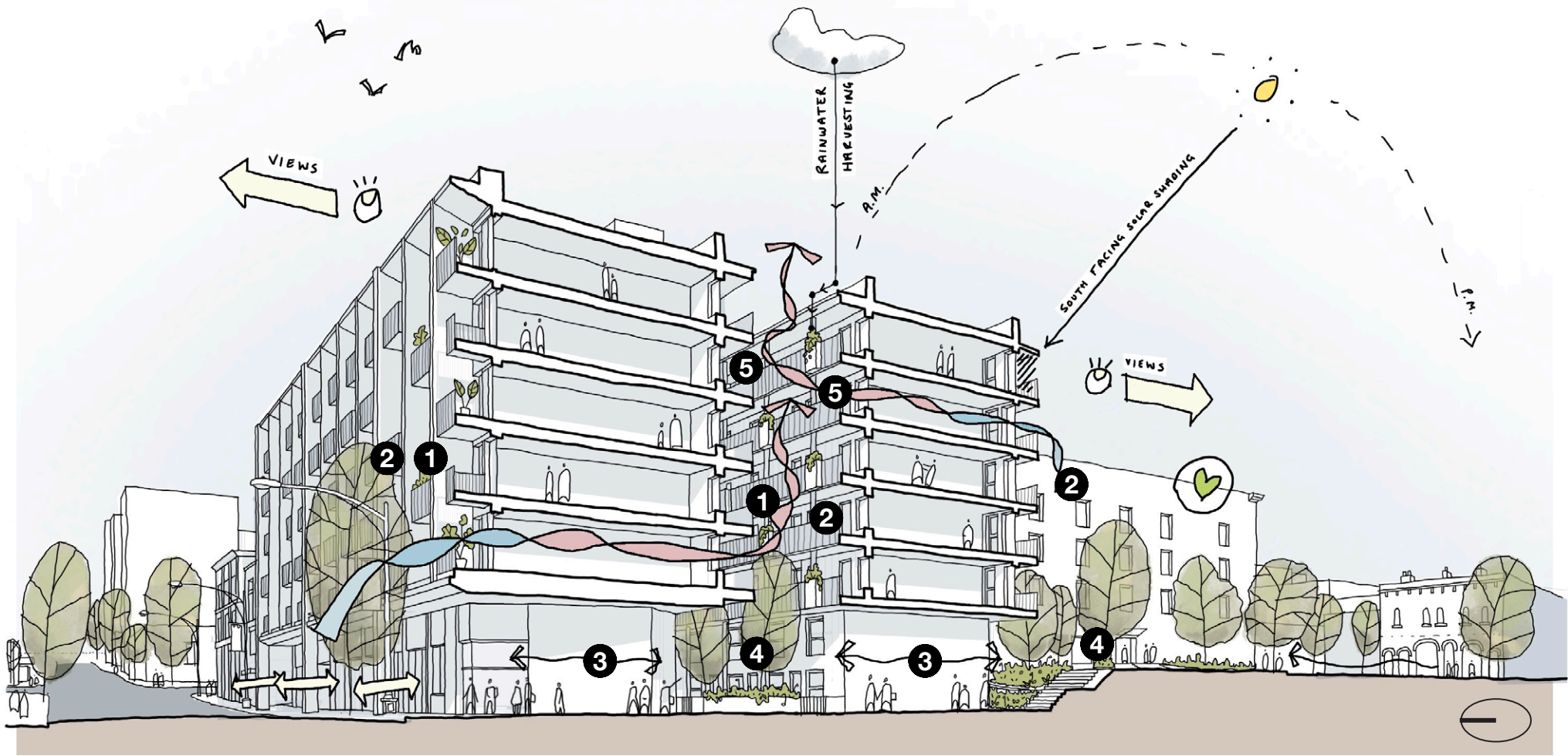
Passive Ventilation - reduced cooling load for circulation and units
- 2

Passive Natural Light - double aspect access to exterior
- 3

Enhanced Public Realm - weather protected breezeway
- 4

CPTED* - Passive natural surveillance through site
- 5

Exterior Circulation and Residential Courtyard



5. The Courtyard

A partial setback has been provided on the east property line across from the primary existing windows of the neighbouring building units.

A study of the existing suites in the adjacent buildings shows minimal impact to living space through the careful and considered location of windows along adjacent proposed exterior walls. The existing Biggerstaff building units and window locations show minimal impact to the existing suites, with only 1 suite overlooking the proposed building. The impacted suite has a second window facing the newly proposed Pocket Park.

 partial setback



5. The Courtyard



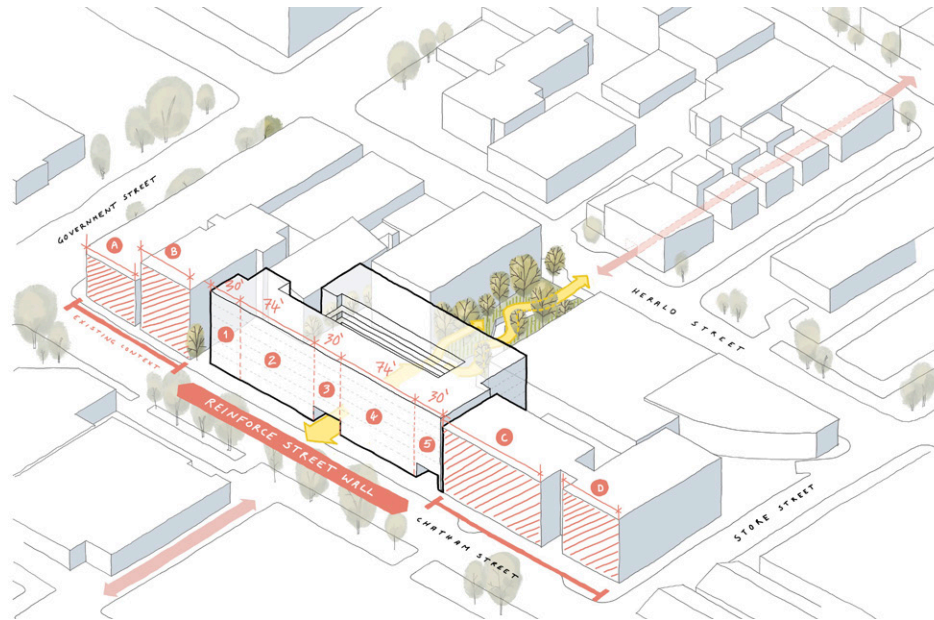
5 Design Rationale

5.01 Historic Architectural Ordering Principles

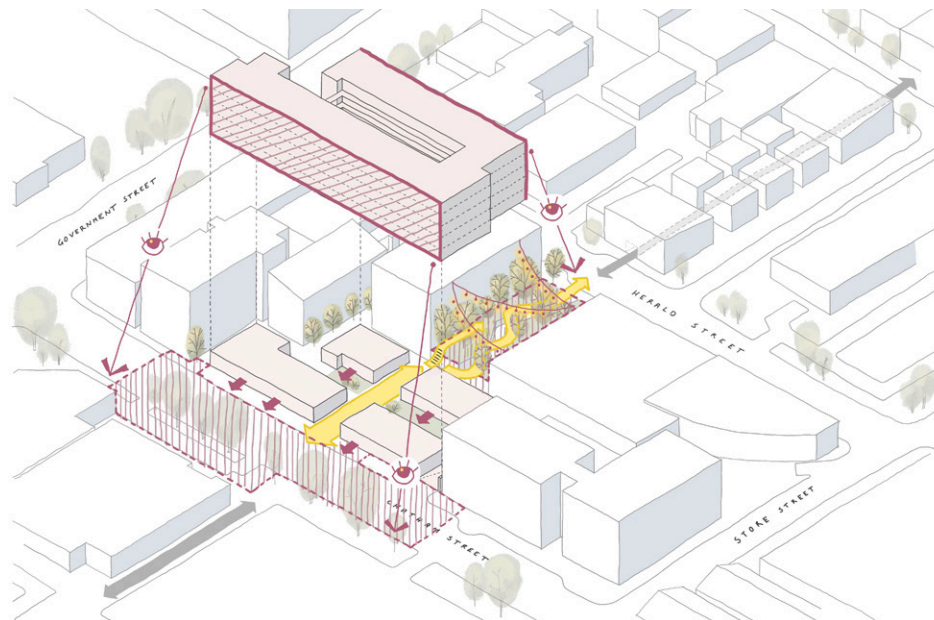
The Old Town Design Guidelines (2019) have five Design Principles and seven Topics of Design Guidelines that apply to this site. The proposal will be designed to meet the architectural merits of the Old Town Design Guidelines and surrounding neighborhood context.

The proposed building reinforces the street wall along Chatham Street while activating the ground floor with neighbourhood-serving retail units and the residential lobby entrance. The inclusion of the Passages, Courtyard and Pocket Park creates a continuous, accessible network of public space which connects between Herald Street and Chatham Street. These three fundamental design elements directly supports the Downtown Core Area Plan (DCAP) Sections.

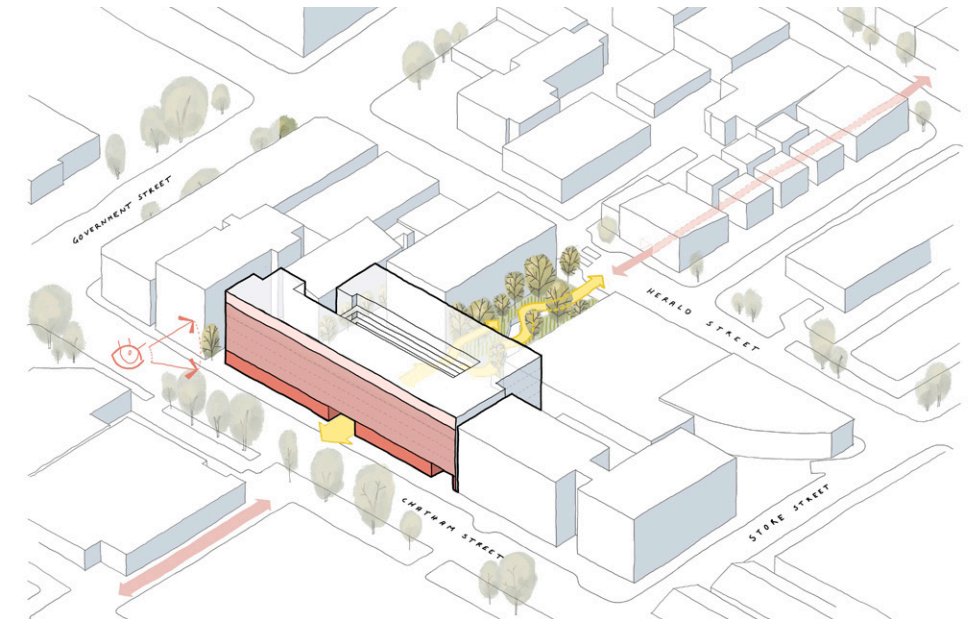
The architecture responds to the context and community through thoughtful and considered moves as demonstrated in the diagrams that follow, as it relates to street frontage, building scale, architectural ordering, public realm activation, and urban porosity across the site.



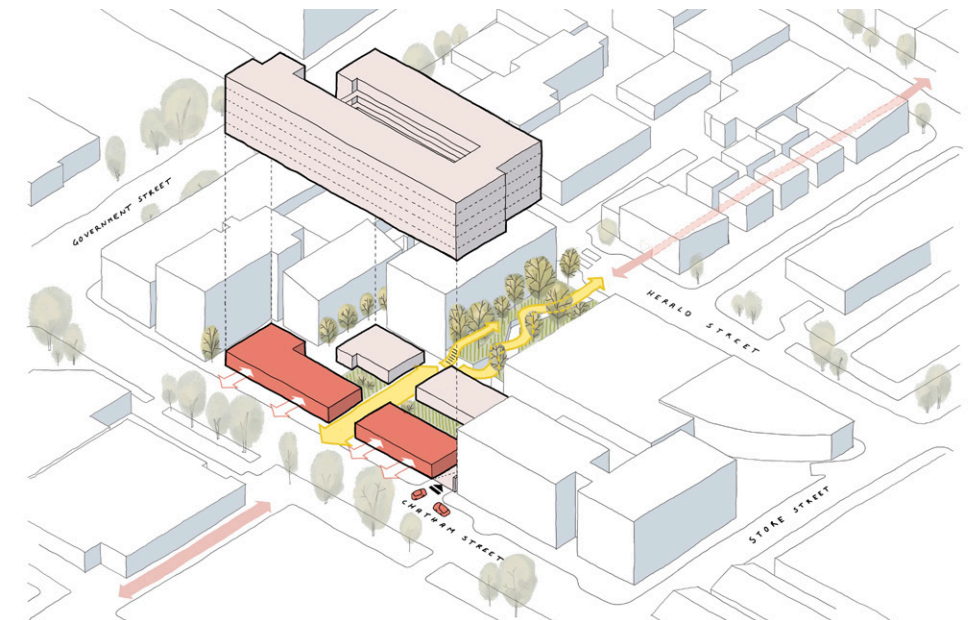
1. Continuous street wall, horizontal scale of the building is broken down into modules to reduce the apparent length of the building and create visual interest.



2. Tripartite horizontal ordering applied, delineating commercial ground floor from upper residential levels, replicating the existing language of the Historic street facades



3. Mid-block pedestrian connection continues network of alleyways through the site



4. Residential Courtyard typology provides access to natural light and air to the center of the site and residential units

5.02 Contextual Response: Vertical Articulation & Street Wall

Facade Composition

The ordering of the primary Chatham Street Elevation is informed by the tripartite ordering of base, column and capital, found in many of the surrounding heritage buildings as illustrated in the diagrams to the right. The top of the building is defined by a cornice, with distinct expression depending on the building modules (OTD 5.3.4) and the building design incorporates repetitive structural bays with punched window openings in a vertical proportion as per OTD 5.3.7.

Continue the Street Wall

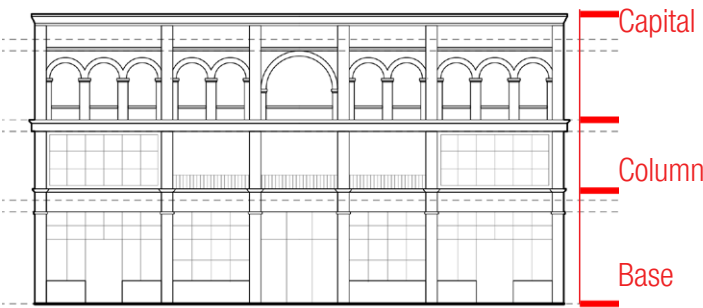
The project supports the Old Town Design Guidelines by providing a continuous street wall frontage along Chatham Street, inline with the Ironworks building to the west. Within this, our exploration studies the rhythm, proportion and materiality of the facade elements including openings, cladding and balcony guards (OTD 5.2.5). The updated design has been further refined by removing the ground street colonade and pinchpoints at the commercial level.

Historic Horizontal Ordering

To fit in with the articulated facades of the context buildings, the intent is to incorporate contemporary and distinct rooflines (OTD 5.1.4). The scale of the street level weather protection and height of glazing is an important consideration, both in the overall elevation composition and also for the human experience at street level.



Biggerstaff Building Herald St. *



1814 Government St. *

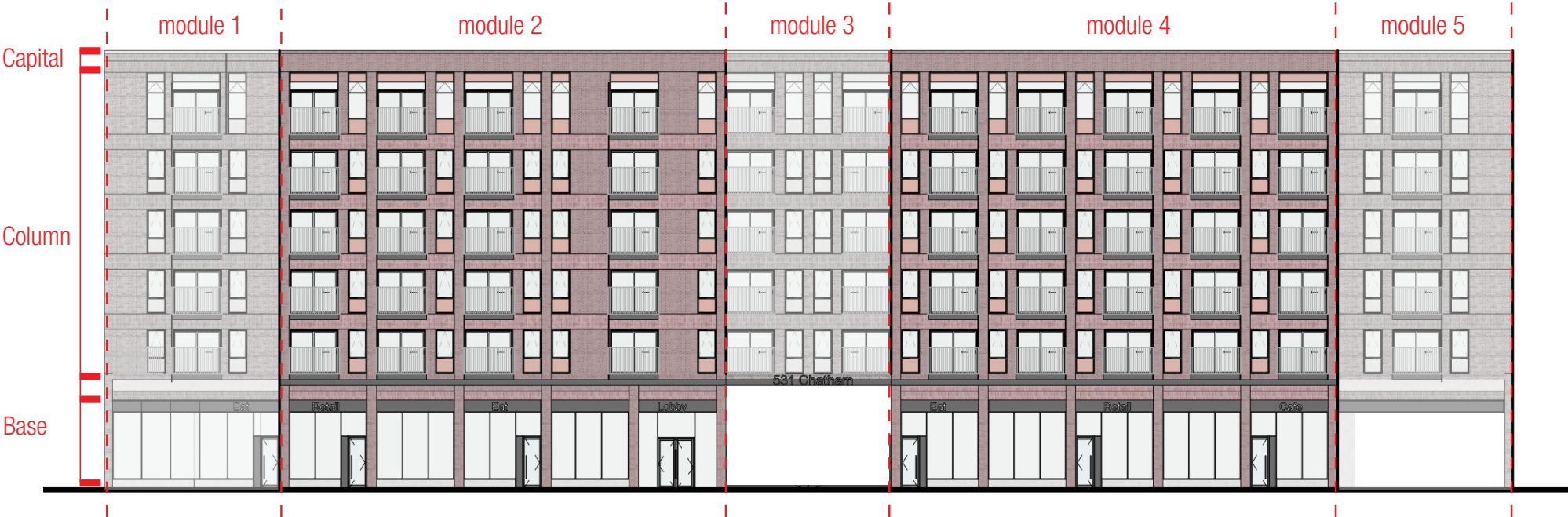
5.02 Contextual Response: Vertical Articulation & Street Wall

Express Smaller Historic Lot Widths

The proposed building spans an assembly of multiple lots. The design intent is to break down the apparent mass of the building as per the Old Town Design Guidelines (OTD 5.1.8 and 5.2.4), by articulating 5 distinct, but unified building modules, creating a human scale proportion and creating visual interest along the street.

The through-block passage connection has been widened and aligned with the corner of the Biggerstaff building. The Passage provides a natural and definitive break of the street frontage helping break down the massing into the appearance of more than 1 building, each at a human scale.

Full height articulated breaks and varied rooflines are emphasized through varied cornice treatment and material variation on the Chatham Street facade.

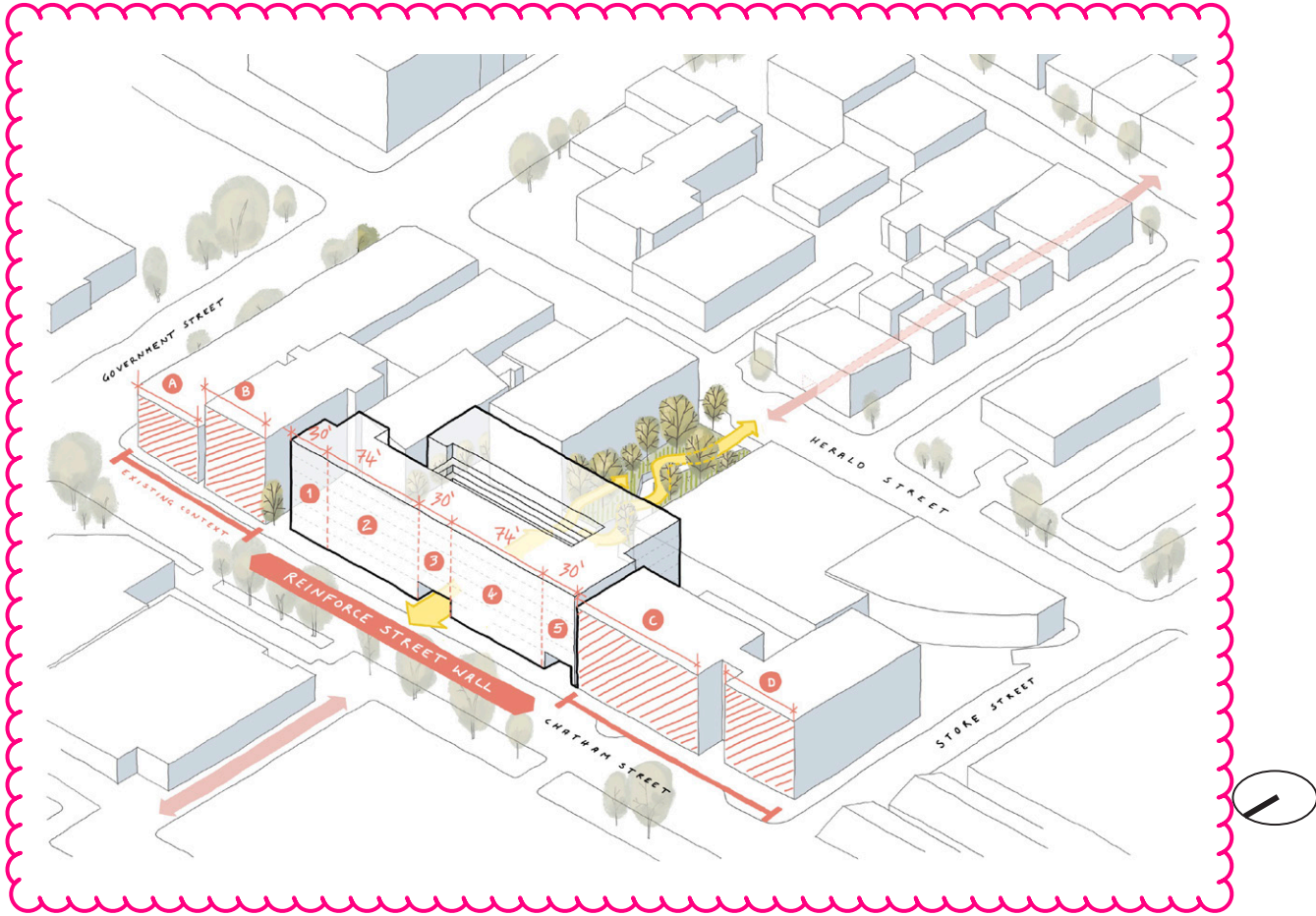


517-533 Chatham Street *

5.03 Contextual Response: Horizontal Ordering & Contextual Materiality

Contextual Materiality

Materials for the outward facing elevations include glazing, brick, and metal accents of a scale and texture to fit within the industrial nature of the neighbourhood, and brick, which all have the potential to develop a subtle patina, and thus further adapting to the existing context with time.



Investigative Material Palette



Precedent Images: Images are included for material suggestions of the palette that the project is likely to include at critical elevations and interfaces

5.04 Response to Old Town Design Guidelines

5.1 Building Mass, Scale and Siting

- 1

5.1.1

Locate and site new buildings and additions to create a continuous ‘street wall edge’.
- 5

5.1.2

Design new buildings and additions to reflect the established proportions, composition and spatial organization of adjacent historic facades.
- 5.1.3

Design new buildings with a minimum building height of two storeys to maintain continuity of the street wall and to provide a comfortable street enclosure.
- 4

5.1.4

Include a distinct roof line in the building design, through such measures as a simplified or contemporary cornice or parapet.
- 4

5

5.1.5

Ensure that the main facade height of a new building does not exceed the facade height of a directly adjacent lower scale heritage building by more than three storeys to avoid drastic changes in scale along the street.
- 5.1.6

Vary the massing of a new building on a corner site to respond to streetscapes with different building heights and scales.
- 2

3

5.1.7

Modulate the overall horizontal and/or vertical building mass on large buildings to achieve a scale that is compatible with adjacent buildings.
- 6

5.1.8

For buildings over 30m in width, incorporate an articulated vertical break in the facade with a patio, courtyard, recessed entryway or other features to help break up the expanse of the facade.
- 6

5.1.9

Where possible, position new buildings to maintain views of historic “ghost signs” on the sidewalls of adjacent buildings.

Chatham Street: Looking East



July 1st at 8:00pm

- 1

Aligned Building Face - the primary building face aligns with adjacent buildings to create a continuous street wall edge.
- 2

Vertical Elements - break down the scale of the building. A change in materiality further enforce the appearance of multiple buildings.
- 3

Balcony Screens - Further break down the horizontal scale and provide privacy between residential units
- 4

Building Crown - the top parapet expression is modern yet references the historic approach
- 5

Building Height - is contextual with adjacent buildings, and introduces a varied roofline along Chatham Street
- 6

Building Break - is defined by the Passage creating connection and North to South Views through the site.

5.04 Response to Old Town Design Guidelines

5.2 Street Rhythm

- 2 5.2.1 Incorporate frequent entryways at a spacing that reflects the pattern and frequency of entryways that exist throughout the area.
- 2 5.2.2 Punctuate and emphasize entryways by incorporating recesses and a high level of design detail in the facade and ground plane.
- 2 3 5.2.3 Incorporate a rhythm of structural bays, windows, and features.
- 5 3 5.2.4 Articulate facades, especially for larger buildings, into a series of intervals, using vertically proportioned windows and bays, to reflect and fit within the established streetscape pattern and, more broadly, within the traditional 66ft (20m) lot and building width pattern that exists throughout Old Town.
- 2 4 5.2.5 Provide windows, doors and other architectural elements that are of a scale and proportion similar to the historic architectural pattern and that are designed to support the functional needs of existing and future businesses and residents.
- 5 5.2.6 Incorporate a variety of roof line heights into larger buildings to provide visual relief and variety of scale.

Chatham Street Looking East Toward the Passage



July 1st at 8:30am

- 1 **The Passage** - Public mid-block pedestrian connection through the site, with commercial on one side and residential lobby on the opposite side.
- 2 **Ground-Oriented Retail Units** - activates the generous streetside public realm along Chatham Street. Vertical brick elements with finer material articulation at the commercial entrances introduce a finer scale. Glazing is of a scale and proportion to reflect the historic buildings.
- 3 **Architectural Hierarchy** - The north elevation has multiple planes of material expression, from the primary and second vertical brick elements, the balconies and the back wall with windows. Similarly on the ground floor frontage, there is a hierarchy of space, planes and materiality.
- 4 **Residential Window Scale and Proportion** - vertical orientation and proportion reference the historic architectural context.
- 5 **Varied Rooflines** - The top of the building is expressed differently in alternative modules to help break down the apperant lenght of the building.

5.04 Response to Old Town Design Guidelines

5.3 Facade Composition

- 1

2

4
- 5.3.1 Distinguish and define the building base, middle and top through facade articulation (projections and recesses), architectural elements or changes in proportions, and materials and finishes.
- 1

2
- 5.3.2 Ensure that facade elements such as storey levels, doors, and windows reflect a balanced proportion with respect to their placement, relative height, width and size.
- 3
- 5.3.3 Maintain a generally consistent building wall or build-to-line along the sidewalk edge.
- 4
- 5.3.4 Define the top edge of a building by a cornice line or similar articulation.
- 1
- 5.3.5 Generally align floor heights, mid-cornice lines, window sills and top edges with those of adjacent heritage buildings.
- 4

1
- 5.3.6 Provide varied roof lines to create visual interest along the street.
- 1
- 5.3.7 Incorporate repetitive structural bays with punched window openings in a vertical proportion.
- 3
- 5.3.8 On corner lots, consider a chamfered building edge with a doorway, opening or other architectural feature to enhance the corner location.
- 4
- 5.3.9 Windows and window openings should be of similar proportion, recess, and alignment to the original windows in the historic context.
- 5.3.10 Consider incorporating recessed balconies in areas where this is an historic characteristic.
- 4

3
- 5.3.11 Blank walls that face public streets and open spaces are strongly discouraged and should be avoided. Where unavoidable, blank walls should be screened or enhanced with design elements appropriate to the context.
- 5
- 5.3.12 Locate and screen roof top structures and mechanical equipment so that they are not visible from the public realm.

Chatham Street Elevation



July 1st at 8:30pm

- 1
- Tripartite Organization** - The north elevation is horizontally organized with a commercial base, residential middle and modern parapet top. Vertical elements are continuous, while the scale within each element is representative of the programmatic uses within.
- 2
- Generous Ground Floor Scale** - The scale of the commercial ground level is more generous than the residential levels above, and these relative scales are further expressed with glazing size, materiality, and solid-opening proportions.
- 3
- Consistent Building Wall** - defines the street space in a consistent manner
- 4
- Heritage Inspired** - The top edge of the building is defined by an articulated, modern parapet detail inspired in it's proportion by the articulations on the historical context buildings.
- 5
- Rooftop structures** - are pulled back from the building facade and screened where applicable.

5.04 Response to Old Town Design Guidelines

5.4 Relationship to Street and Open Space

- 1 5.4.1 Design shop fronts entryways with a high level of transparent glazing along the street level.
- 2 5.4.2 Incorporate recessed entryways with unique designs and finishes such as transom windows, use of trim details for windows and doors, and attractive finishing materials on entryway flooring.
- 1 5.4.3 Incorporate a minimum 4.5m ground floor height to support ground floor commercial uses.
- 3 5.4.4 Ensure that the design and finish of the underside of balconies and soffits are considered and integrated with the overall building design.
- 2 4 5.4.5 Vary the planes and textures of storefronts to be similar to nearby heritage buildings.
- 2 5.4.6 Design facades with architectural details and materials that create shadows and depth to achieve a three dimensional quality.
- 3 5.4.7 Integrate planned or future lighting and weather protection features to complement the building design and fenestration pattern.
- 3 5.4.8 Provide architecturally designed lighting elements that are appropriate for the use and scale of the building.
- 2 3 5.4.9 Use lighting to highlight building features and illuminate the public realm while avoiding over illuminating the building or projecting light into the sky or onto adjacent properties.
- 3 5.4.10 Incorporate pedestrian-scale lighting along the length of the building face.
- 3 5.4.11 Control the intensity and impact of building and signage lighting through dimming and variation in colours.

Chatham Street Active Commercial Frontage



July 1st at 12:00pm

- 1 **Generous Glazing** - creates an interior-exterior relationship between retail and public realm. Height of commercial spaces to meet the minimum 4.5m to support ground floor commercial units.
- 2 **Articulated Retail Entrances** - set back, and articulated with brick side walls and special paving
- 3 **Weather Protection and Lighting** - seamlessly integrated into the architecture to create a pleasant pedestrian experience, with lighting along the commercial frontage to enhance the texture of the materiality, while highlighting the key architectural elements
- 4 **Signage** - thoughtfully integrated into the architecture, and inspired by the historic context

5.04 Response to Old Town Design Guidelines

5.4 Relationship to Street and Open Space (continued)

- 4

5.4.12 Design and orient commercial signs so that they are scaled to pedestrians and do not overwhelm the building facade.
- 4

5.4.13 Limit commercial signage in number, location and size to reduce visual clutter and make individual signs easier to see.
- 4

5.4.14 Avoid commercial signage above the ground storey.
- 4

5.4.15 Preferred sign types for Old Town include:
 - projecting two-dimensional or ‘blade’ type signs
 - externally lit signs
 - external neon signs and small neon signs inside windows
 - individual cut out or silhouette letter signs mounted on store fronts
 - restored historic sidewall signs
- 4

5.4.16 Back-lit plastic box signs are strongly discouraged and should be avoided.
- 1

5.4.17 Where functionally appropriate, consider limiting the width of garage entries and driveways to mitigate impacts on the presence of a contiguous street wall along the public realm.
- 1

5.4.18 Locate, design and site garage entrances to minimize impacts on the pedestrian realm.
- 1

5.4.19 Ensure that any on-site loading spaces are not visually open to the sidewalk. If the loading space is on site, it should have an attractive door along the sidewalk similar to a garage opening.
- 2

5.4.20 Minimize the visual impact of security features such as movable gates or roll-down doors by inseting such features into the storefront bay opening.
- 3

5.4.21 Consider incorporating small setbacks for portions of the facade at street level to accommodate sidewalk cafes, patios and other outdoor seating areas that support animation of the street.

Chatham Street: Looking East toward the Passages



December 1st at 12pm

- 1

Parkade Entrance - limited in width to meeting municipal requirements, and is integrated into the overall north elevation, with brick on either side of the entrance and the covered soffit continuing over the entrance.
- 2

Security - Gates at the Passage entrance from Chatham Street will be designed to be integrated into the adjacent walls when open.
- 3

Setback - The entire ground floor commercial level is set back to allow more room on the sidewalk, and each commercial entrance is set back further to create additional space for the public realm and articulate entrances more clearly
- 4

Signage - Perpendicular blade signage and integrated signage at retail entrances make wayfinding intuitive from multiple locations.

5.04 Response to Old Town Design Guidelines

5.5 Materials and Finishes

- 1 3** 5.5.1 Incorporate high quality, durable materials into buildings, facades and additions.
- 1** 5.5.2 Avoid the extensive use of highly reflective materials.
- 1 3** 5.5.3 Use materials with textures and patterns that are visually interesting.
- 1 3** 5.5.4 Avoid the use of paint on previously unpainted brick or masonry.
- 2** 5.5.5 Consider the use of metal for any proposed balconies that face the street.
- 1 3** 5.5.6 Use high-quality materials for canopies and awnings such as metal, wood, woven fabric, canvas or glass.
- 3** 5.5.7 Use exterior materials and paint colours that reflect local heritage palettes (refer to municipal staff for specific guidance).

Chatham Street: Architectural Design



July 1st at 8:30am

- 1** **Robust and Contextual Materials** - The north elevation consists of brick largely at the ground floor, which also carries up on the primary vertical elements. The massing of the building will be distinguished by a varied brick tone/colour helping to create distinct visual masses.
- 2** **Balcony Guards** - A metal picket guard with metal flashing behind the floor level is intended.
- 3** **Reference the Historic Colour Palette** - The intent for the brick colour is to utilize a colour similar to the contextual historic buildings and alleyways of Downtown Victoria. Unique infill panels to compliment the brick, and balcony picket guards will be utilized.

5.04 Response to Old Town Design Guidelines

5.6 Liveability

- 5.6.1 Stagger or offset windows and balconies from those on existing adjacent residential properties that share a side or rear property line to improve privacy and liveability.
- 1

5.6.2 Where feasible and appropriate, incorporate internal courtyards and passageways to increase sunlight access and create semi-private amenity spaces.
- 1

4

5.6.3 Provide residential dwelling units with direct access to private and semi-private open space such as recessed balconies, courtyards or terraces.
- 1

5.6.4 Limit the use of exterior hallways and exterior staircases as a means of mitigating the appearance of large building mass and bulk when viewed from the fronting street.
- 2

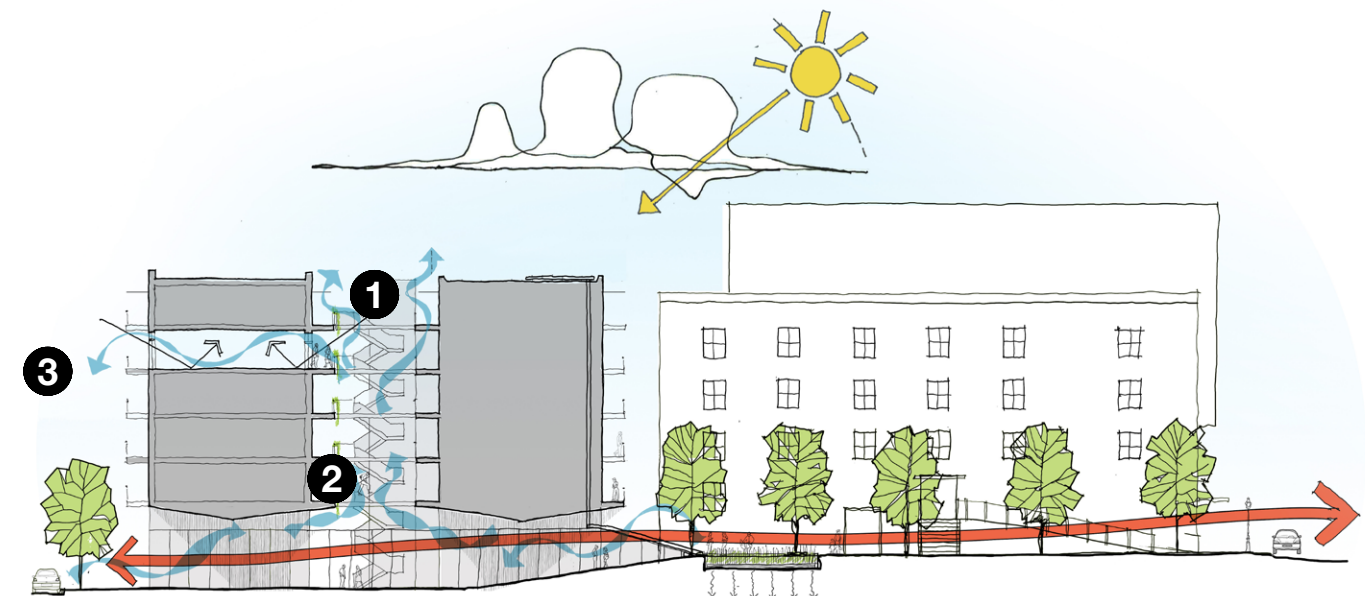
5.6.5 Where a new building or addition includes an exterior hallway or exterior staircase, ensure that they are designed to complement and integrate with the overall building design, the design character of the overall streetscape and not appear purely as a functional component of the building when viewed from the adjacent street.
- 3

5.6.6 Where an exterior hallway or exterior staircase faces directly toward an adjacent residential property, mitigate any impacts from overlook, privacy, noise and light on the adjacent property through strategies such as: architectural screening, light shielding, increased setbacks and the location and siting of these building elements.
- 4

5.6.7 Where at-grade space is limited, common open amenity spaces are encouraged on roof tops and upper terraces.
- 3

5.6.8 The residential portion of buildings should be designed to receive daylight and natural ventilation from at least two sides of a building (dual aspect units either front or back, or on two sides for corner units).
- 5.6.9 Provide sound attenuation for rooftop mechanical units.

Residential Courtyard Circulation and Outdoor Amenity



- 1

Central Courtyard - The project is designed around a central courtyard space that allows natural light and ventilation via access to the inward portion of the residential units. The courtyard is also a semi-private shared amenity space for the residents to use, as well as being a visual amenity from the exterior residential walkways.
- 2

Exterior Circulation - The exterior circulation for residential units, including walkways and stairs, are located within the courtyard space. These elements are integral to the design of the courtyard, and will include consistent detailing with the north and south elevations.
- 3

Dual Aspect Units - The building is designed around a dual-aspect residential typology with a central courtyard space that contains the residential circulation. This allows almost all of the units to receive daylight and natural ventilation from two sides. Overlook between suites and commons spaces will be carefully considered through design strategies.
- 4

Rooftop Amenity - is provided for the use of all residents

5.04 Response to Old Town Design Guidelines

5.7 Off-Street Parking

- 1

2

5.7.1 Locate off-street motor vehicle parking below grade and/or within a building. Off-street surface parking should not be visible from fronting streets and open spaces.
- 2

5.7.2 Any vehicle entrance and its associated components (doorways, ramps, etc.) should be architecturally integrated into the building so as to minimize its exposure. In particular, recess and enclose entryways and avoid ramps located directly off the street.
- 2

5.7.3 Use high quality materials for parking entrance gates and doors, attractive lighting and low-level landscaping along the street frontage.
- 1

2

5.7.4 Locate parking entrances next to service and utility areas to avoid multiple vehicle access driveways and entrances along the street frontage.
- 2

3

5.7.5 Ensure that the parking entrance does not dominate the building facade and significantly interrupt the provision of a contiguous street wall.
- 2

5.7.6 A variance for off-street bicycle or motor vehicle parking may be considered where providing such parking would negatively impact the streetscape.
- 1

5.7.7 A variance for locating short term bicycle parking on the adjacent public right of way may be considered where it cannot be accommodated on private property, provided it does not impede pedestrian movement.
- 1

5.7.8 Ensure that off-street parking does not negatively impact or prevent the full conservation of heritage buildings.

Chatham Street: Parkade Entrance



July 1st at 12:40pm

- 1

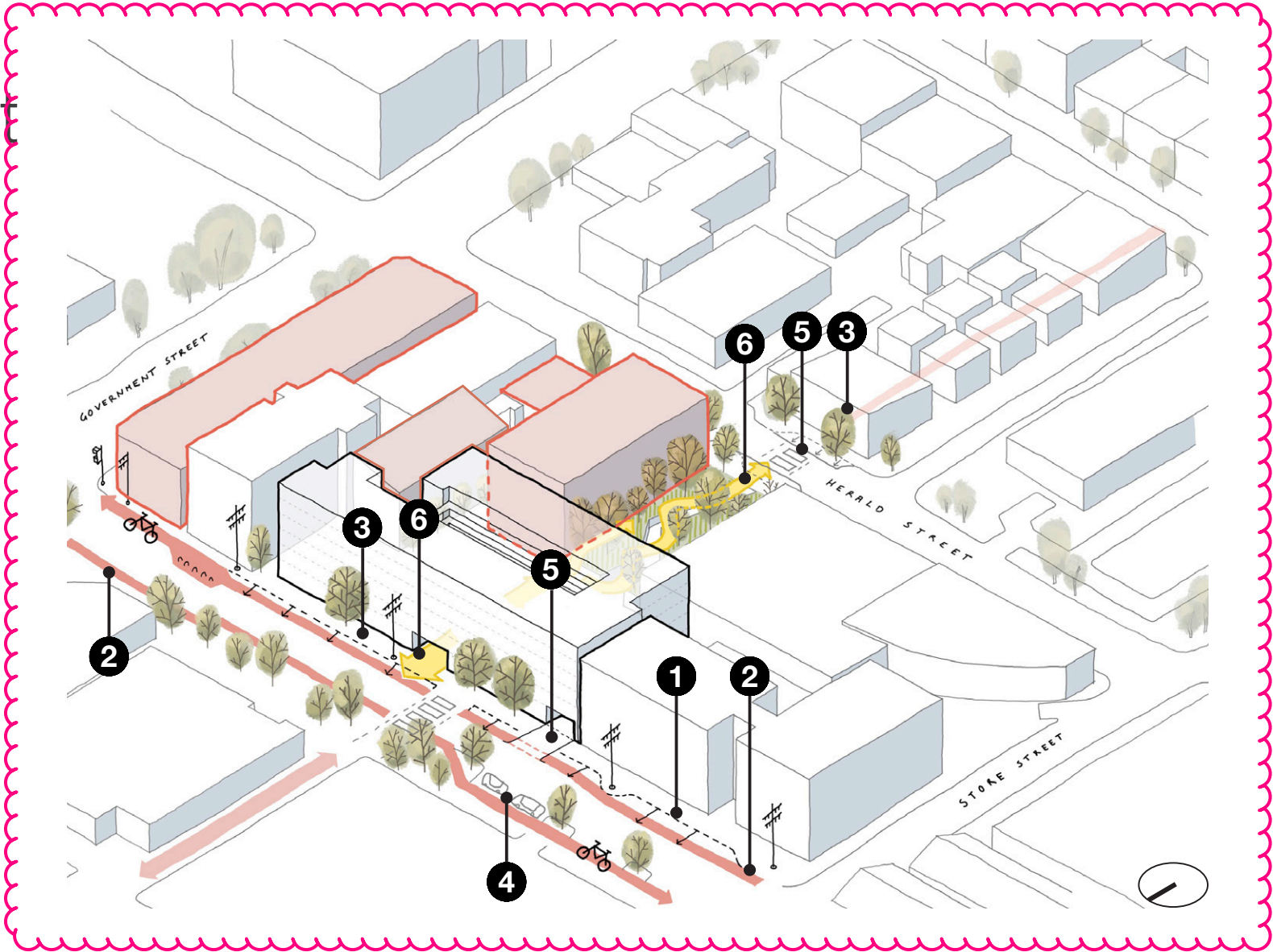
On Site Parking and Loading - Vehicle parking, bike parking and commercial loading spaces are all provided with the underground level.
- 2

Integrated Entrance - the entrance to the parkade is architecturally integrated into the “base” of the north elevation, with the soffit continuous soffit carrying over the parkade entrance, as well as the brick facade carrying down to frame the entrance and further enhance it’s appearance and integration with the building and streetscape.
- 3

Thoughtful Lighting - Lighting similar to the rest of the north elevation commercial level will also be provided at the parkade entrance, as well as sufficient lighting along the parkade ramp. The security gate will be set back from the street to allow a vehicle to pull into the entrance without inhibiting pedestrian flow along the sidewalk.

5.05 Transportation Demand Management

This downtown Victoria site is exceptionally well-connected to sustainable transportation networks, aligning with the City’s Climate Leadership Plan and GoVictoria mobility strategy. Located directly along major bicycle routes and within steps of multiple high-frequency transit routes, the project supports reduced car dependence and promotes active, low-carbon commuting. While the proposal provides vehicle parking for residential and commercial parking, it also includes enhanced bicycle facilities beyond minimum standards by including oversized lockers for cargo bikes and a bike repair station, encouraging cycling as a primary mode of travel. Diagrams from the Official Community Plan highlight this area as a multimodal hub, reinforcing the site’s strong access to local infrastructure and its alignment with long-term transportation goals.



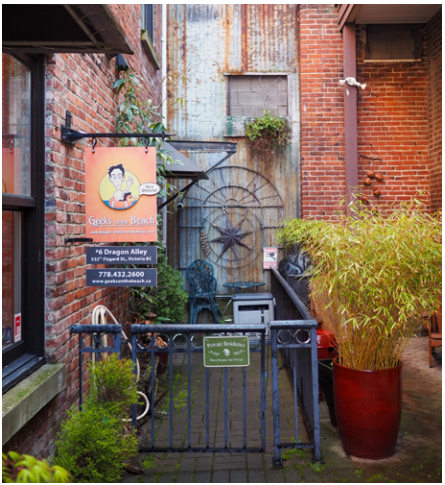
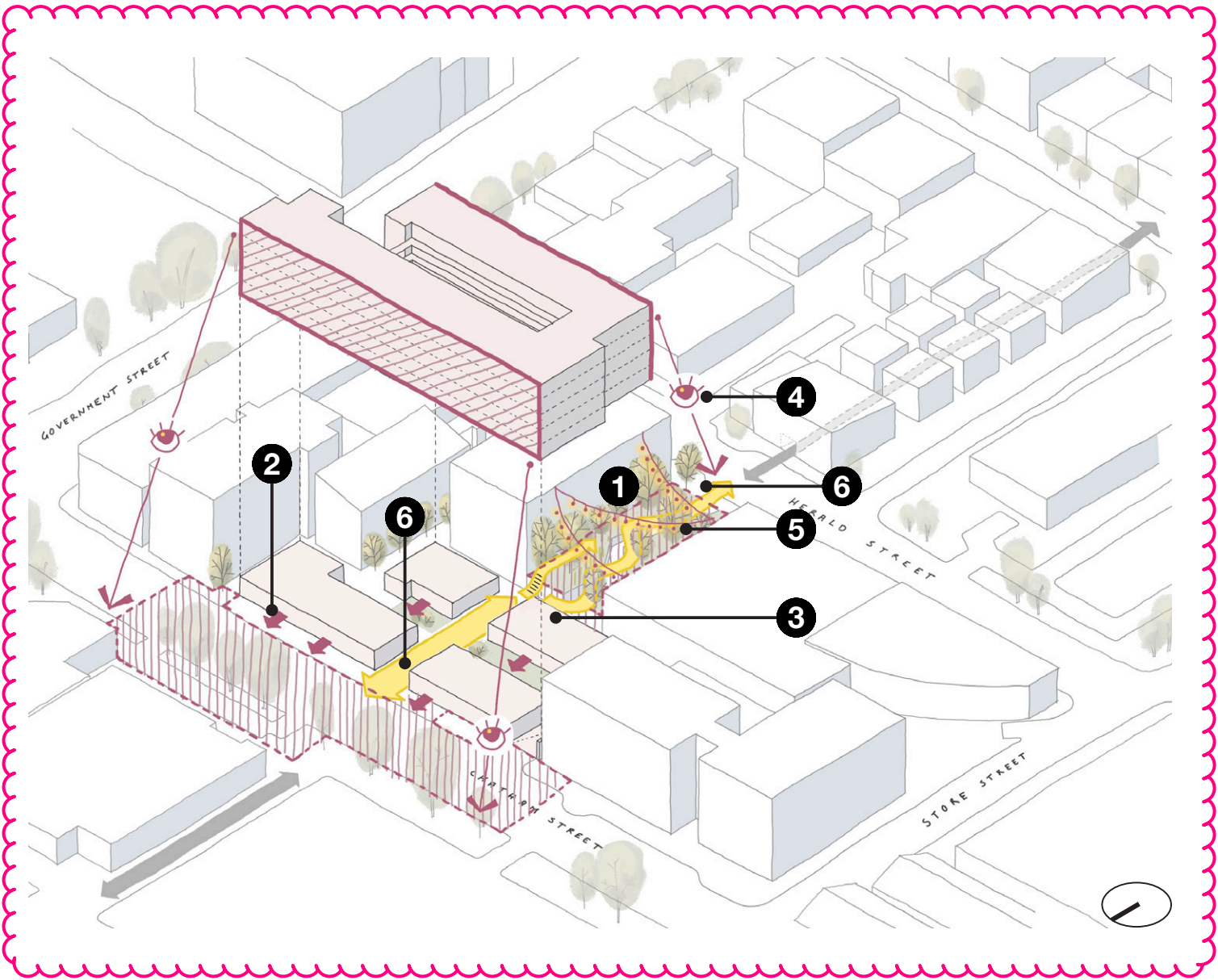
- 1 Existing pavement boundary - proposal steps out existing curb to facilitate bike lane and tree planting
- 2 Raised grade bike lane
- 3 Accommodate vehicle loading
- 4 Encourage urban pedestrian routes with strategically aligned crossings
- 5 Driveway for parkade access
- 6 Security Gates at Passages and the Pocket Park closed from dusk to dawn to address security concerns

5.06 Safety & Security

The exterior residential circulation is contained within the courtyard and is intended to be designed as an integral element of the overall exterior space (OTD 5.6.5). This circulation pattern enhances the character of the development while creating a unique passive surveillance condition that directly addresses CPTED (Crime Prevention Through Environmental Design) principles. By encouraging frequent and visible movement within the semi-private courtyard, the design promotes safety through a significant number of “eyes on the street.”

Additionally, the inclusion of a pocket park and active commercial frontage further contribute to public realm activation. These elements enhance street-level vibrancy and visibility, encouraging positive social interaction, increasing passive surveillance, and fostering a safer, more welcoming environment for both residents and the broader community.

- 1 **Active Support** - Encourages community use of shared courtyard and pocket park
- 2 **Threshold** - Defined edges and design elements establish a sense of ownership
- 3 **Natural Access Control** - Path guides movement through clear, visible routes
- 4 **Natural Surveillance** - Windows and balconies overlook courtyard and park for visibility
- 5 **Maintenance** - Landscaping and lighting kept clean and functional for safety
- 6 **Security Gates at Passages and the Pocket Park** - closed from dusk to dawn to address security concerns



Examples of external thresholds for commercial spaces along Dragon Alley

Examples of lighting applications along Dragon Alley for both internal and external spaces

5.07 Landscape: Vision

VISION

Inspired by the local context at the edge of historic Chinatown and Old Town in Victoria, the landscape emphasizes placemaking, culture, and green space. The design aspires to create a vibrant public and private realm where neighbors and the local community can come together through shared spaces and activities.



PLACEMAKING

Seamlessly blends in the historic Old Town neighbourhood context.



CULTURE & COMMUNITY

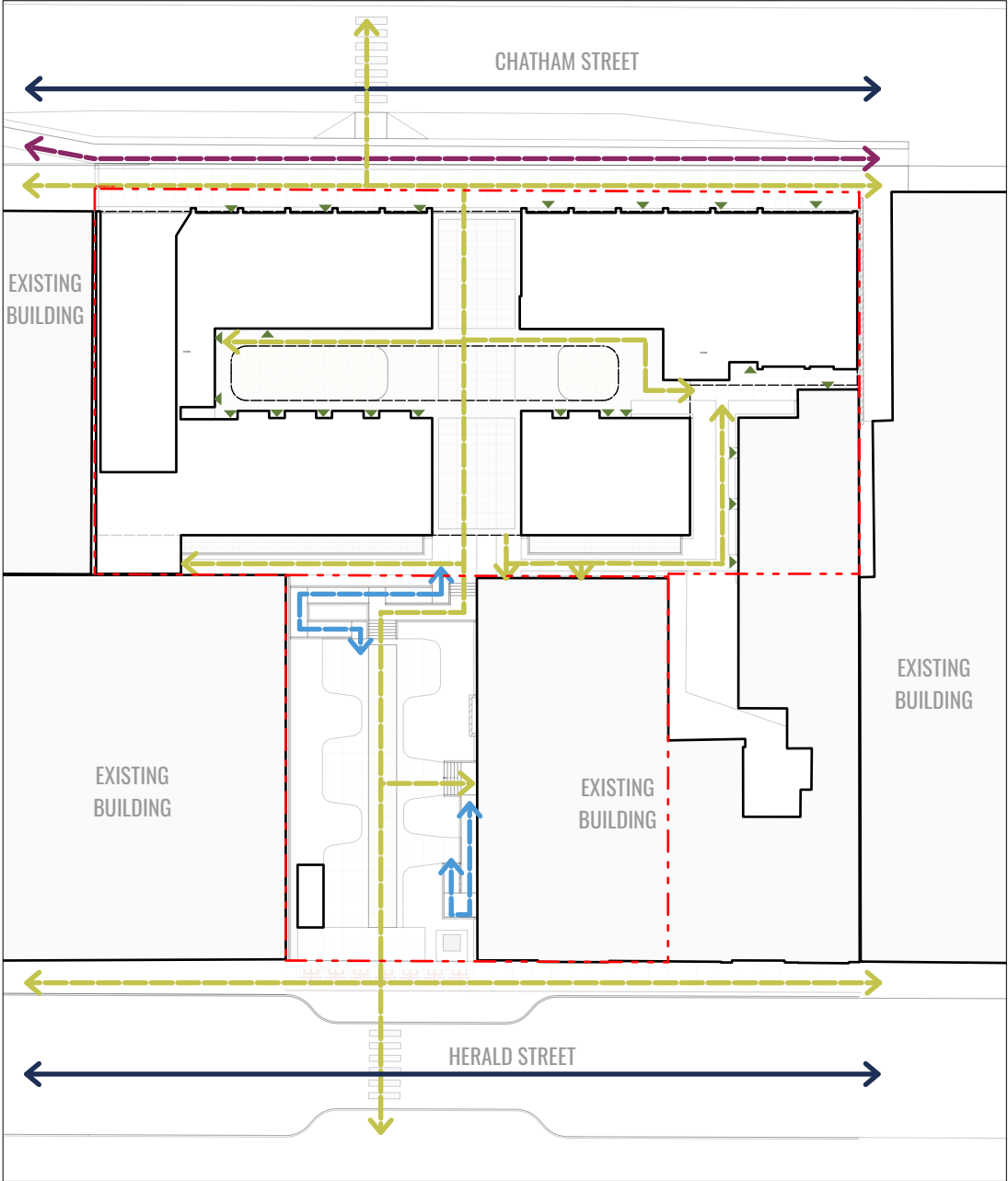
Invite gathering, play, celebration, and reflection.
Cultivate engagement and foster social connection



URBAN NATURE

Enrich urban life by weaving green space throughout
Dissolve boundaries between built and wild

5.07 Landscape: Concepts



CIRCULATION LEGEND

- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- ACCESSIBLE PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION

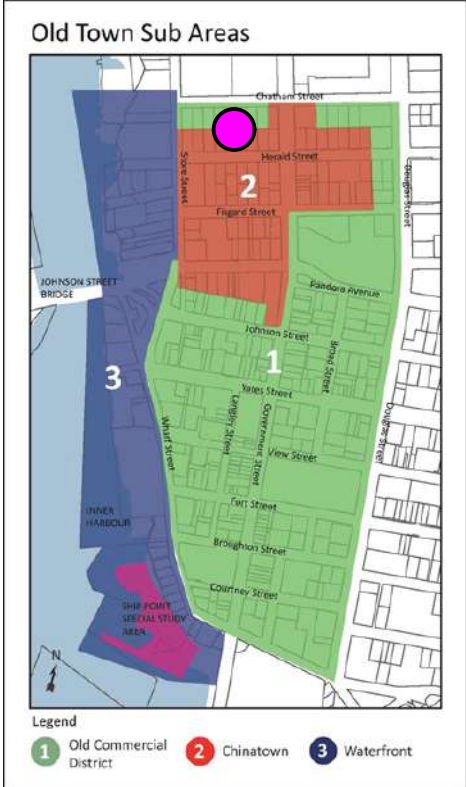


TREE MANAGEMENT LEGEND

- EXISTING TREES TO BE RETAINED (TOTAL 14)
- EXISTING TREES TO BE REMOVED (TOTAL 11)
- PROPOSED TREES (ONSITE - 4 SMALL & 9 MEDIUM (OFFSITE TOTAL 4))

5.07 Landscape: Design Guidelines Response

ROCK BAY DESIGN GUIDELINES



Our site is split between Old Commercial District (to the north) and Chinatown (to the south)

ROCK BAY PAVING MATERIALS

1 TROWEL JOINT CONCRETE

- Installation Method: Cast-in-place
- Application: Sidewalk fill and frame
- Colour: Natural
- Finish: Fine broom finish

2 SAWCUT CONCRETE

- Installation Method: Cast-in-place
- Application: Sidewalk fill
- Colour: Natural
- Finish: Light sandblasting

3 BASALT PAVERS

- Dimensions: 300mm x 450mm x 80mm
- Installation Method: Mortar set
- Application: Entry banding
- Colour: Charcoal grey
- Finish: Flamed

CHINATOWN DESIGN GUIDELINES

CHINATOWN PAVING MATERIALS

1 TROWEL JOINT CONCRETE

- Installation Method: Cast-in-place
- Application: Sidewalk fill and frame
- Colour: Natural
- Finish: Fine broom finish

2 BASALT PAVERS

- Dimensions: 300mm x 450mm x 80mm
- Installation Method: Mortar set
- Application: Entry banding
- Colour: Charcoal grey
- Finish: Flamed

3 EXPOSED AGGREGATE

- Installation Method: Cast-in-place
- Dimensions: Fit to size
- Application: Main paving field at corners
- Colour: Dark Grey

BRICK PAVER TYPE B

- Smooth Red Brick
- Dimensions: 94mm x 194mm x 25mm
- Application: Sidewalk accents
- Colour: Orange red
- Installation Method: Mortar set

Reference: Downtown Public Realm Plan & Streetscape Standards

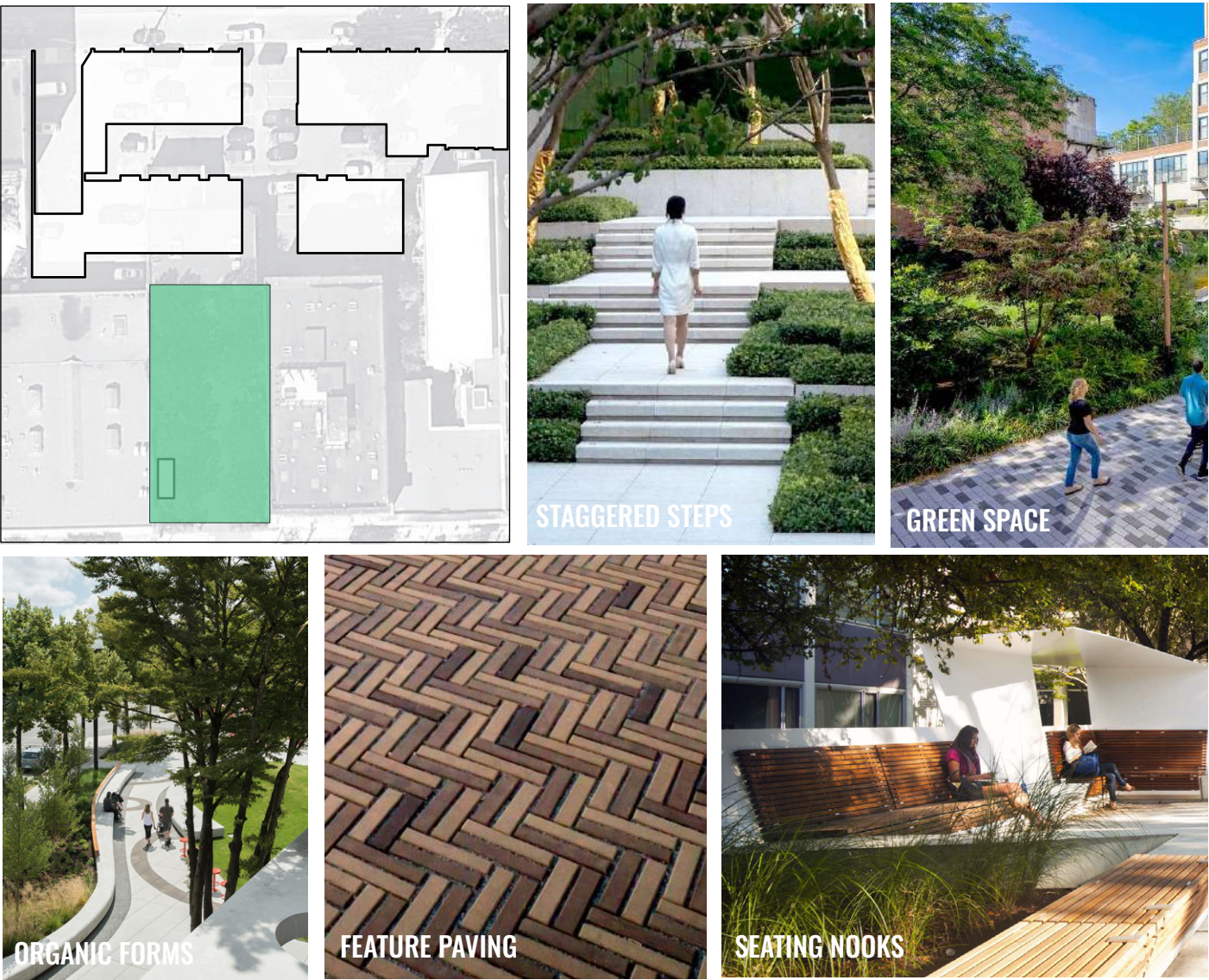
65 Intracorp Homes | Belmont Properties | SHAPE Architecture | Connect Landscape Architecture

517-533 Chatham Street + 530-538 Herald Street Rezoning + Development Permit Submission - Response to Comments 1

5.07 Landscape: Design Elements

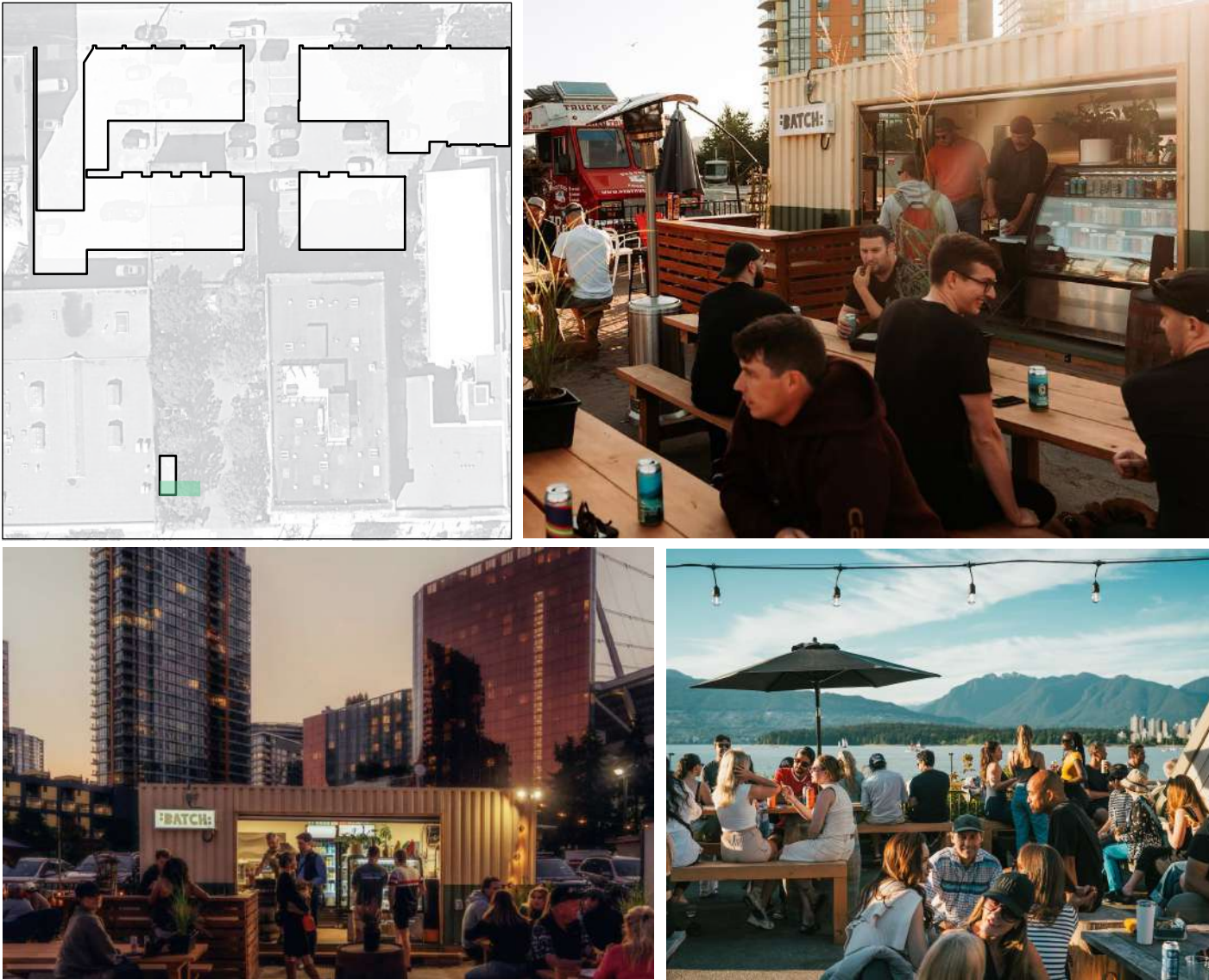
POCKET PARK

Nestled within the urban fabric, the Pocket Park offers a welcoming green retreat for the community—a place to pause, connect, or enjoy a quiet moment. A central walkway, framed by lush planting, guides visitors through the space, with access provided via a staircase and accessible ramp from the north. This intimate park balances openness and enclosure, creating a flexible, inclusive environment for everyday use.



POP UP PATIO

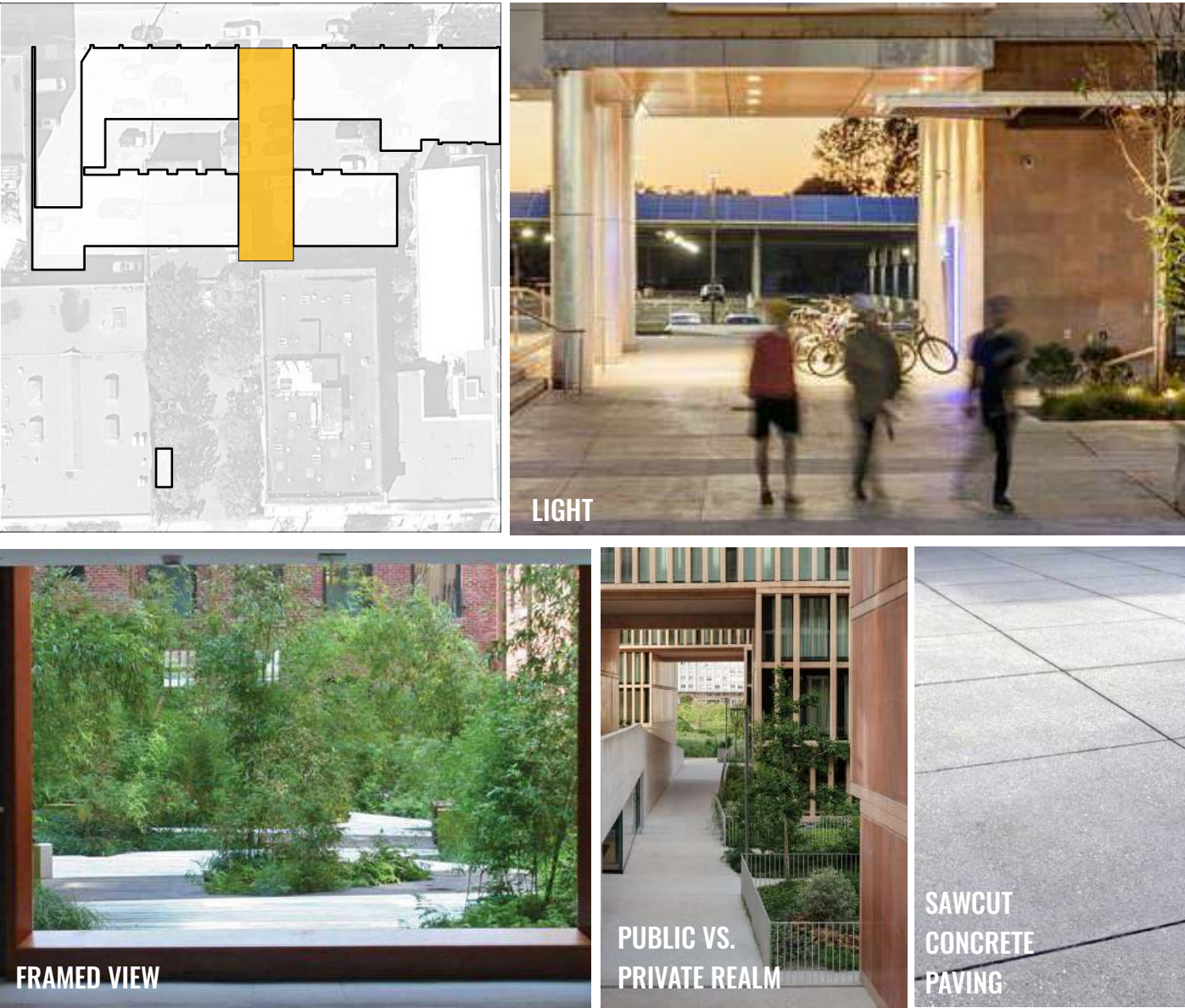
Anchored by a refurbished shipping container, the Pop-Up Patio brings a food and beverage offering to the Pocket Park, creating a lively destination within the green space. This unique feature invites park-goers to gather, dine, and socialize, becoming a vibrant focal point that enhances the park's sense of place and community.



5.07 Landscape: Design Elements

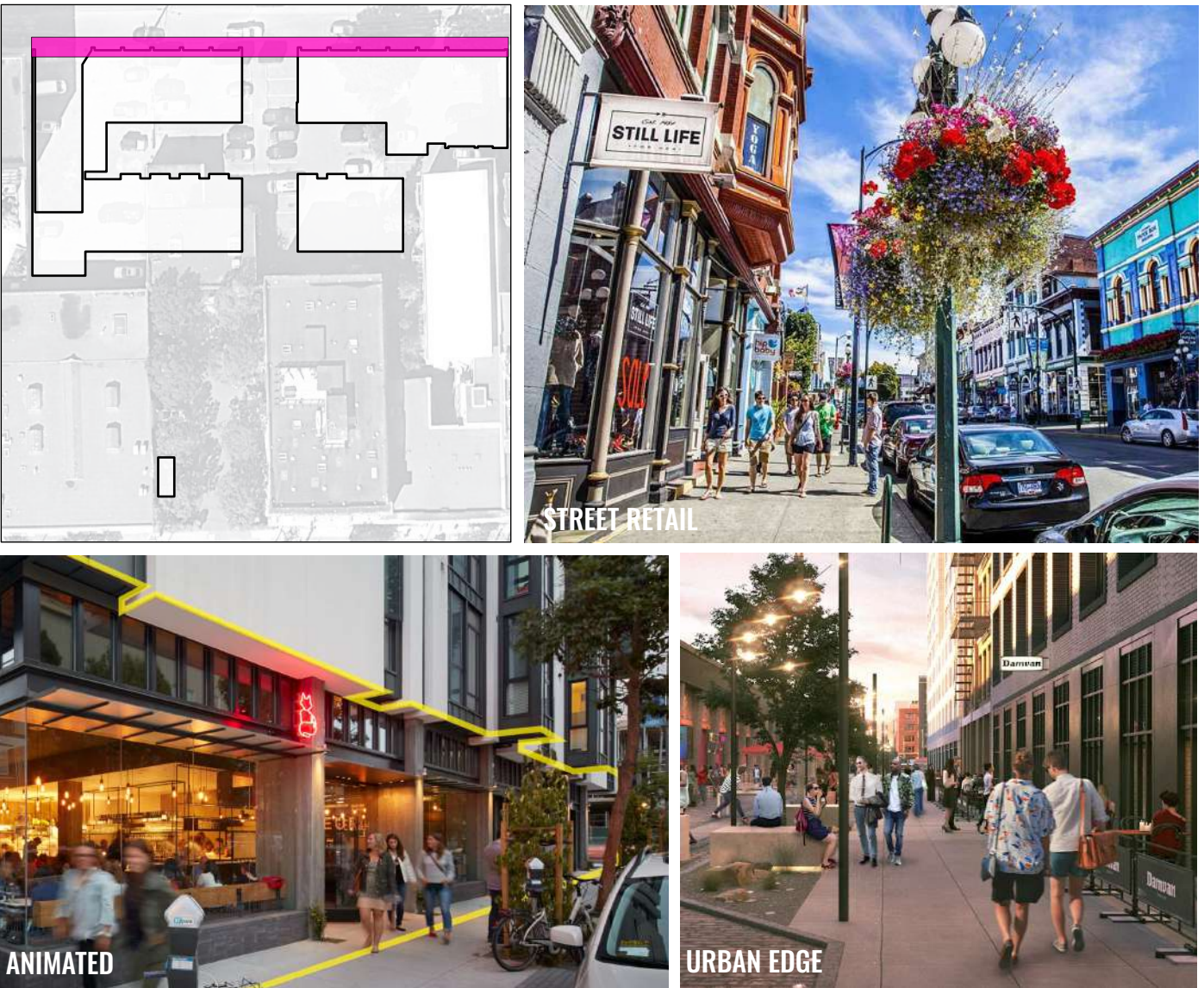
THE PASSAGE

The Passage is a publicly accessible north-south corridor that connects Chatham and Herald Street, offering a clear and welcoming route through the development. Designed to support the historic network of alleyways and laneways in adjacent Chinatown, it invites the public into the site while reinforcing the area's cultural and spatial heritage. This connection enhances permeability and encourages exploration within the urban fabric.



CHATHAM FRONTAGE

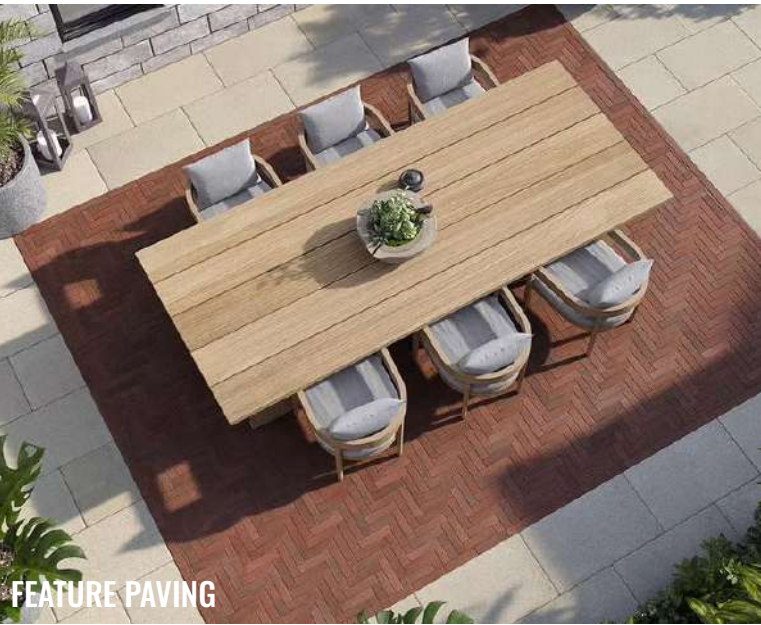
The Chatham Street frontage is envisioned as a vibrant commercial edge, supporting local businesses and encouraging pedestrian activity through active retail frontages. Streetscape materials are selected in alignment with the Old Town Design Guidelines, reinforcing the historic character of the area. This treatment creates a cohesive and inviting public realm that blends heritage with contemporary urban life.



5.07 Landscape: Design Elements

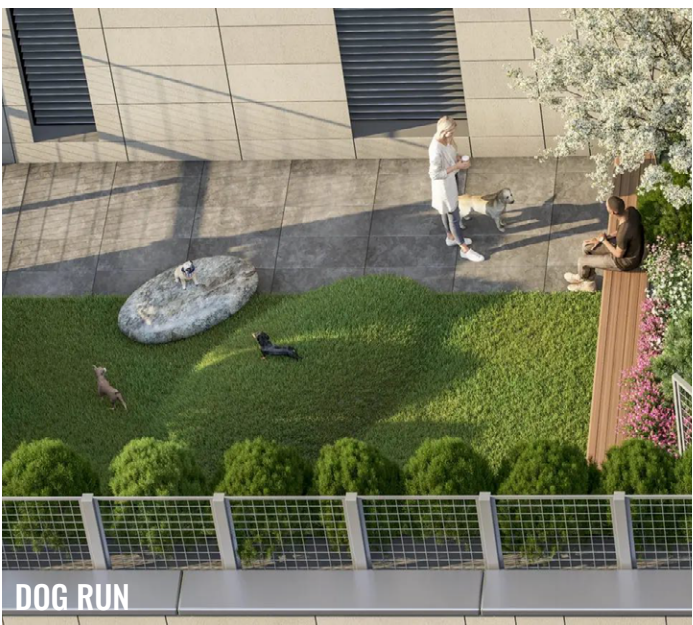
THE COURTYARD

The Courtyard is a quiet, private garden space designed for residents to enjoy from within their homes or viewed from above. Shaded seating, lush planting, and a sculptural water bowl create a serene atmosphere for reflection, conversation, or calm retreat. This intimate landscape offers a moment of pause within the residential setting.



ROOFTOP AMENITY

The rooftop amenity offers residents a dynamic, multi-use outdoor space designed to foster connection and community. With features including a pet relief area, edible gardens, sun deck with bocce court, BBQ dining, and lounge zones, it supports a wide range of shared activities. This elevated retreat becomes a social heart of the building, encouraging everyday interaction and relaxation.



5.08 CALUC Feedback & Responses

A presentation was held to Downtown Residents Association CALUC on Wednesday June 18 2025, to engage in public feedback from this community consultation process.

A summary of what we heard with a project response is illustrated as follows.

1. Concerns were raised regarding the quantity of parking spaces being provided.

Project Response: Given the noted concerns and based on further Traffic Demand Management study, the proposal has been revised to include two levels of underground parking. Refer to the architectural drawings included at the end of this document for updated plans.

2. There were safety and security concerns regarding the Pocket Park, particularly after dark.

Project Response: Through further CPTED analysis, the proposal has been revised to include security gates at the south entrance to the Pocket Park from Herald Street, and at the north entrance via the Passages from Chatham Street. The intent is that the gates would be closed from dusk until dawn, so that the Pocket Park is closed when it's dark, while still being open during daylight hours.

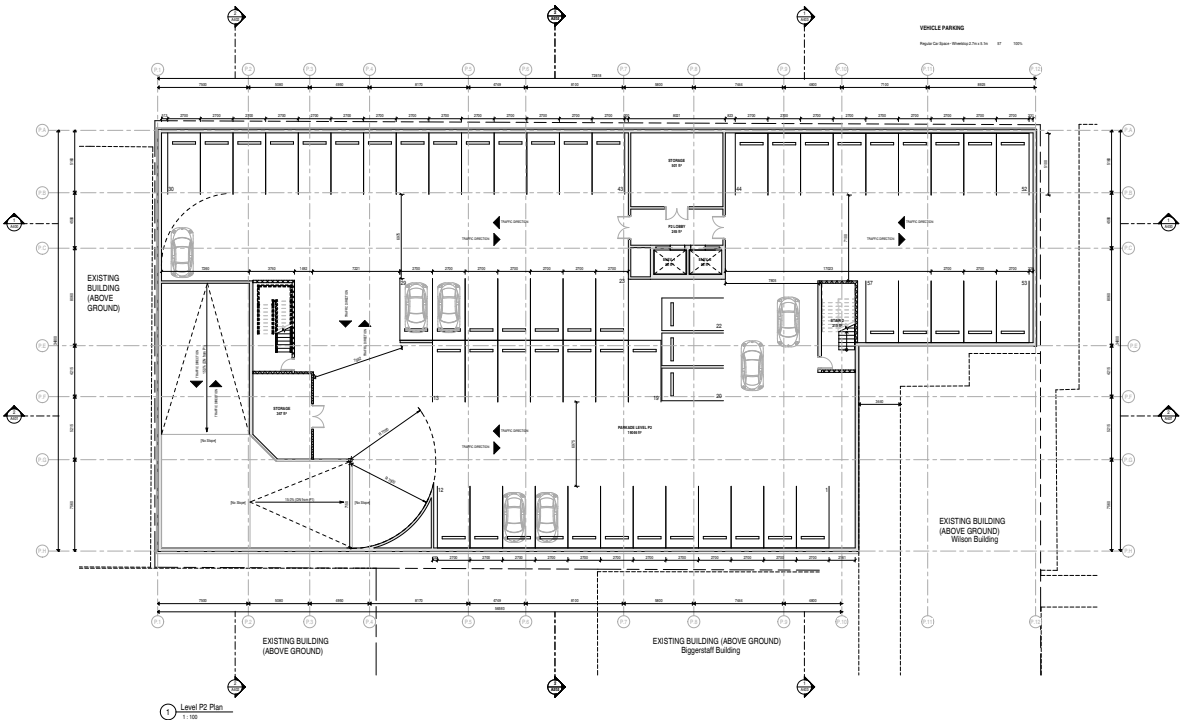


Figure 1: P2 parking level added for additional vehicle parking stalls

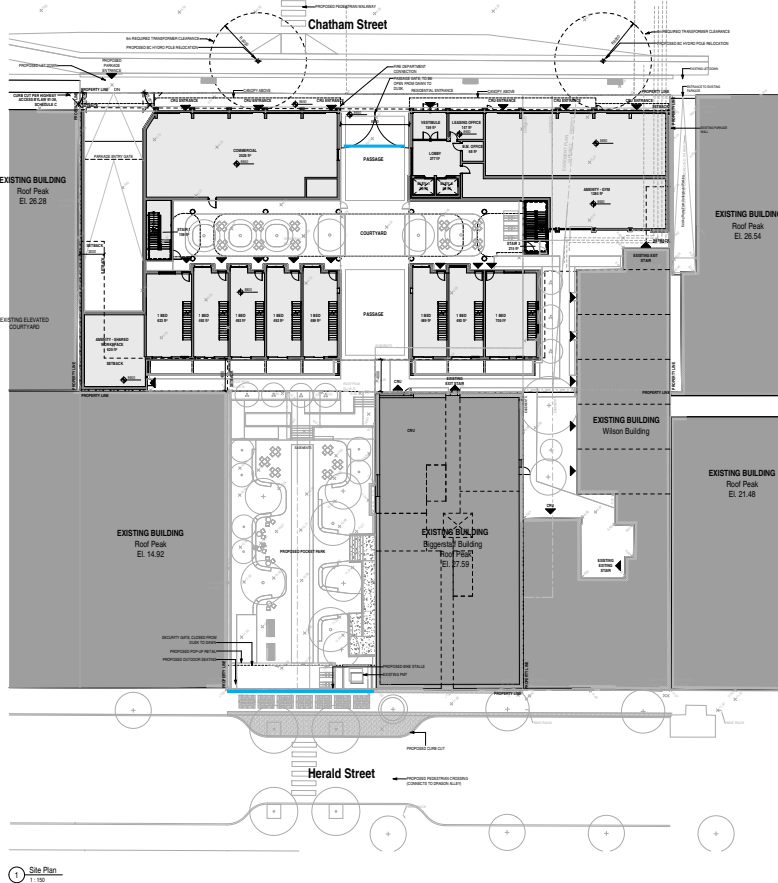


Figure 2: Site Plan indicating proposed gates at the north and south ends of site, to be closed from dusk to dawn.

5.08 CALUC Feedback & Responses (continued)

3. Concern related to separation between adjacent buildings.

Project Response: The Old Town Design Guidelines mandate “to locate and site new buildings and additions to create a continuous streetwall condition” (OTD 5.1.1). To achieve this, the proposal adheres to a zero-lot line at both east and west property lines.

The setback of 555 Chatham from the east property line of the subject site extends approximately 3m adjacent the proposal.

The Old Town Design Guidelines anticipate urban infill redevelopment with minimal building separation to incorporate a continuous streetwall. As such, this 3m separation of 555 Chatham appears to have been previously incorporated in anticipation of future infill redevelopment at the subject site.

We have prepared a study of Horizontal Angle of Daylight with reference from best practice by the City of Vancouver, allowing for each exterior window to have an angle of 50 degrees for which a minimum distance of unobstructed views is at least 2.4m. The proposed building separation exists at 3m, greater than the 2.4m best practice.

This ensures ample natural daylighting for those units at 555 Chatham, and further adheres to code requirements and exposure protection and limiting distance requirements based on BCBC.



Figure 1: Photos of the east property line setback of 555 Chatham Street.

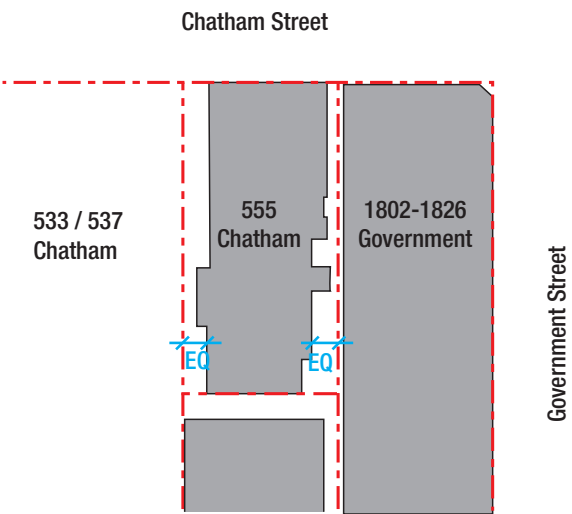


Figure 2: plan diagram illustrating the similar setback on the east and west property lines for 555 Chatham Street.

