



July 15, 2021

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

Attention: Mr. Miko Betanzo, Senior Planner – Urban Design  
Ms. Charlotte Wain, Senior Planner – Urban Design

**RE: Development Permit DVP No. 00156  
610-624 Herald Street & 611-635 Chatham Street  
DP Resubmission Update Letter**

Dear Miko and Charlotte:

Further to our latest correspondence, and in response to the Committee of the Whole ("COTW") meeting and Motion of June 3<sup>rd</sup>, 2021, we herewith submit this response letter and attachments in support of Development Permit ("DVP" or "DP") No. 00156 for the above referenced project.

This letter summarizes the response to the Motion issued at the COTW meeting, on-going consultation with Staff, Mickey Lam (via Planning Staff), and a discussion with Councilor Thornton-Joe. Regarding the Motion issued at the June 3<sup>rd</sup> COTW meeting and ratified in the council meeting of June 17, 2021, we provide the following update.

### **Legal Agreements**

- The following legal agreements have been prepared by the applicant's solicitor and submitted to the City Solicitor for review and acceptance:
  - to secure all residential units as rental for 60 years or the life of the building;
  - to secure public realm improvements as indicated on the landscape and civil plans;
  - an encroachment agreement for decorative features; and
  - an encroachment agreement for anchor-pinning in the City right-of-way.
- Execution and registration are pending confirmation the documents are acceptable.

## Building Design

To address the comments on the mural and the character of the building, we provide the following response.

*Council Motion: That the mural be changed to reflect the Old Town and Chinatown neighborhood history and culture.*

Response:

- To clarify, mural is offered on a voluntary basis and the image displayed in the development permit application is a generic placeholder image and is not intended to be the final design.
- We agree with the Motion that the mural should reflect its urban context. When an artist is selected to produce the mural, they will be directed to seek inspiration from the Old Town and Chinatown neighbourhood, history, and culture.
- We also draw to the attention of Council and Staff that any mural will be obscured by future development of the property immediately to the north (1885 Government Street); hence the installation of the mural needs to be mindful of this condition and may need to be reconsidered during the construction of the building.

*Council Motion: Further consideration of diversifying the brick colours in the project and make colours and design elements more consistent with those found in Chinatown.*

Response:

- The Motion reflects the design progression that has been undertaken by the applicant in consultation with Staff, Advisory Design Panel and Heritage Advisory Panel. We respectfully will retain the brick colours as depicted in the COTW meeting and have enhanced the design as discussed below.
  - The form, character, massing, materiality, and tonality of the building have been discussed in detail during the consultation process with Staff and advisory panels.
  - The tonality/brick colours have progressed in a positive manner since the original DP application. The original brick colours were a cool monochromatic (charcoal and light grey) palette. In response to comments from Staff, ADP, and HAP the building's tonality has progressively improved to a warmer brick palette incorporating red, metallic blue-grey and off-white.
  - Government Street:



- The red brick colour on this façade has been influenced by the Sagers/Lim Bang Building located at 1800 Government Street. This provides a suitable response to the Chinatown neighbourhood context while maintaining a contemporary building design.
  - Government/Herald:
    - This gateway location uses a high-quality brick (*manganese ironspot*) that has a blue base colour. The selected brick has a varied tonality and a rich, metallic, iridescent quality whose appearance will shift depending on the quality of daylight (will appear as silver-grey to blue-grey).
    - This brick was selected as it effectively defines this gateway location with a noble colour that anchors the development and the property in the urban context.
  - Herald Street:
    - The principal brick colour of this façade has been influenced by the Hook Sin Tong Charity Building, 660 Herald Street, and others in Chinatown. The selected brick (*pewter*) is a warm, off-white colour, is a suitable response to the neighbourhood context, and compliments the existing contemporary buildings at 648, 601 and 611 Herald Street, all of which utilize a red toned brick and black metal railings.
- Subsequent to the COTW meeting, the following character-enhancing elements have been added to the building design.
  - At the corner block, a 'bronze/gold' railing colour has been incorporated for added depth and to highlight the importance of the street corner, which aligns with 5.4.22 of the Old Town Design Guidelines for Chinatown. Gold is one of the traditional colours encouraged to be used and reflects the distinct character of the area.
  - A more ornate railing with a Chinese-influenced pattern has been added in the recessed balcony railings. This adds visual interest to the façade and is consistent with the Chinatown Guidelines by incorporating a pattern that reflects the cultural significance of Chinatown.
  - We have identified areas within the ground level recesses along Government and Herald Streets for neighbourhood story-telling opportunities, possibly poster/banner displays. This adds another layer of detail to the pedestrian realm and will be developed further with the design and marketing team.



- Blade signage has been incorporated, in addition to the potential for storefront window signs, fascia signs and signs on awnings. This adds variety to the street front and is consistent with 5.4.23 of the Old Town Design Guidelines and signage located throughout Chinatown.
- The fabric awning colour has been revised from a light grey to a colourful green with contrasting lettering signage, which is consistent with 5.4.22 of the Old Town Design Guidelines for Chinatown. Green is one of the traditional colours suggested as means of reinforcing the distinct character of the area. As well, a crescent shaped awning is proposed to better reflect awnings located throughout Chinatown.
- The renderings have been updated to better depict the fullness of the Chinatown public realm design elements. These improvements are required by the Downtown Public Realm Plan & Streetscape Standards and provide continuity with the greater Chinatown/Old Town neighbourhood.


In closing, we would like to highlight that all the revisions to the design elements discussed in this response were the result of a thoughtful and collaborative process with Staff, advisory panels, and others. The design achieves a respectful balance of a contemporary building with the context and character of Chinatown and Old Town.

We trust that you will find this submission satisfactory and look forward to advancing this application. We extend our thanks to Staff and Council for their thoughtful input, comments, and guidance.

Please contact the undersigned should you require additional information or would like to discuss the particulars of this submission.

Respectfully submitted,

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



David A. Fawley  
Principal



Guadalupe Font  
Development Manager

Copies: J. Anderson, A. Linaksita; Nicola Herald LP  
S. Watt; Integra  
C. Windjack; LADR  
R. Tuck; JEA

/attachments

