

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

August, 2017

Revised October 27, 2017

PROPOSED PROJECT:

2910 Shelbourne Street – Design Approach

INTRODUCTION

This proposal for six new rowhouses has been carefully designed to preserve and enhance the surrounding neighbourhood's privacy. Overcoming the challenges of a difficult shaped site, constraints were turned into assets. The building's stepped form responds to the site's triangular shape, resulting in a building shape where the proposed project's residents will all have a generously sized outlook onto Shelbourne Street. The building's footprint and driveway access preserves existing street trees and the adjacent neighbouring trees, creating a contemporary new building that is a quiet and elegant addition to the neighbourhood. By using traditional and modern finishes, this project will look like it was always there.

APPROACH + NORTH ELEVATION

The driveway is sunken and contained with hedging, so the sightlines from the existing project to the north towards the subject property is not just a parking lot. With old world cobbled paving, a distinction between the driveway of each unit's outdoor parking spot and the common maneuvering lane is emphasized, creating the ambience of a European courtyard or plaza. Each rowhouse's entry door faces Shelbourne Street, surrounded by high quality landscaping to further improve the outlook for the development to the north, and to maintain maximum privacy between the two projects.

Like the other exterior walls of the project, the north walls are finished with textured stucco planes that step back at each rowhouse, creating human scale and visual interest. This deeply textured stucco was typically used on many of Victoria's stately turn-of-the-century houses.

The only small windows that face the property to the north are the spare third room of some rowhouses, intended to function as a home office or guest room. By not allowing the main bedrooms or living areas of the house to have north facing windows, the sunny and family friendly decks on the south side of the project to the north continue to have pleasant outlooks.

SOUTH ELEVATION

Sliding doors to let south light deep into each rowhouse are deeply set, to pull them away from the south property line that borders single family houses. Small patios are lower to the ground than normal because the whole building is sunken into the ground. These patios are enclosed by solid railings and planters, and also surrounded by hedging on the south property line. This prevents the residents of the subject property from overlooking the single family properties to the south. At the project's second level, windows at the hallways and bedrooms are modestly sized or aimed to the west, to further inhibit overlook into the backyards of the neighbouring houses.

EAST ELEVATION

The living room windows in five of the six rowhouses face Shelbourne Street, to preserve the privacy of the neighbouring balconies on the project to the north. Additionally, the windows are placed 12"

deep into the exterior walls to increase privacy and discourage angled sightlines between the two properties. Facing the living areas onto Shelbourne Street is based on good urban design principles, putting more eyes on the street for safety. Being able to see lights on inside each rowhouse will create a warm sense of community and liveliness when someone walks, bikes or drives by the proposed project.

In response to Planning feedback dated October 25, 2017:

The proposed design will include the planting of 11 mature trees to be no smaller than 15' high at the time of planting. In response to the blank wall of the neighbouring building to the north, the design intention is to contrast a simple facade as a backdrop to an urban forest with the transparent and friendly living room windows for each unit, stepped back at each unit to create texture and rhythm that clearly expresses to passersby that the proposed building has 6 households. The windows on the east facade are intentionally pushed back to create sculptural variety and interest, framed with deeply textured traditional stucco.

Signage for each unit will be created with oversized super-graphics, to explicitly and functionally show where each unit's door is, to present a forward-looking contemporary aesthetic. In addition, lighting will be used to accentuate the entries of each unit. As the parking plaza is a shared space, there should be no parking in front of unit doors, providing an un-encumbered visual connection to the doors from the street.

ROOF DECKS

Since the project's triangular site results in very little south facing outdoor space, and since outdoor balconies on the south side of the project at the second level would negatively impact the single family neighbours to the south, roof decks have been designed for each rowhouse. The roof decks are surrounded by tall parapets, the same height as a typical fence in a single family neighbourhood. The goal is to allow all rowhouse occupants to have a chance to sit in the sun, eat a summer meal, BBQ, or let children play in the fresh air, while being completely hidden from their neighbours in any direction. The occupants of the rowhouses will not be able to overlook the balconies or windows of the development to the north, or into the backyards of the single family houses to the south. Since the project is partially sunken, the parapets that hide the roofdecks do not result in an overly tall building. The proposed project's height is lower than the project to the north. The project's lower than allowable building height was also designed to prevent shadowing the project to the north.

SUMMARY

As designed, this proposed project can be a neighbourhood asset and example for future development along Shelbourne Street. The proposed project illustrates that being sensitive to the context and being contemporary can come together to create architecture that fits seamlessly into single family and multifamily communities.

Sincerely,



D'Arcy Jones
Architect AIBC

*2017 Royal Architecture Institute of Canada
Emerging Architectural Practice Award Recipient*

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October 27, 2017

PROPOSED PROJECT:

2919 Shelbourne Street – Textural Stucco Examples

The City of Victoria has many fine examples of highly textural stucco finishes on homes of all ages. It is this tradition that inspires the stucco finish of the proposed building. The deeply textured stucco walls will provide yet another layer of scale and interest to this building. Below are some examples of similar finishes.



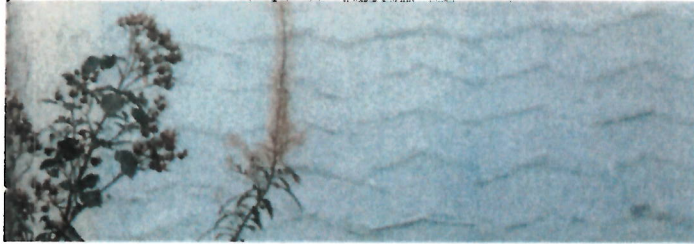
Trowelled Stucco - Brown Residence -D'Arcy Jones Architecture



Heavy Dash Stucco Example

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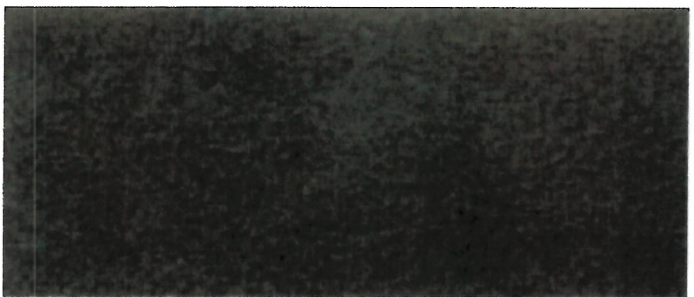
Trowelled Stucco Example - Victoria



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Heavy Dash Stucco Example - Victoria



Heavy Dash Stucco Example - Victoria

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