



430 PARRY STREET

D'ARCY
JONES
ARCHIT
ECTURE

 **PURDEY**
GROUP **ARYZE**

Received
City of Victoria

AUG 30 2018

Planning & Development Department
Development Services Division



511 MICHIGAN STREET - JAMES BAY UNITED CHURCH



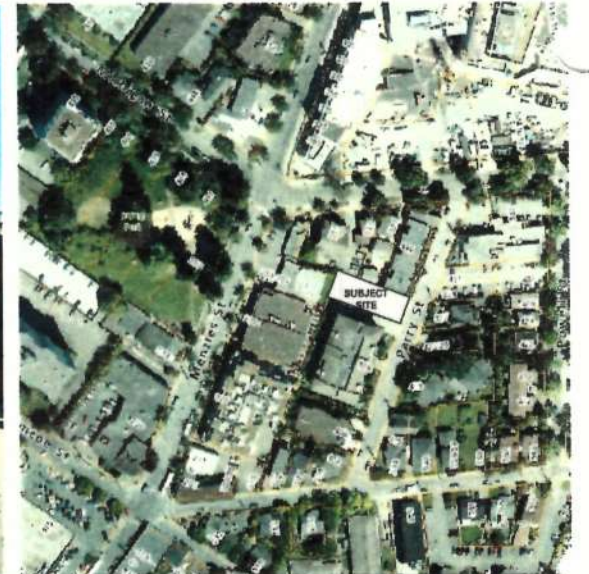
440 PARRY STREET - DETAIL



440 PARRY STREET



SITE (440 PARRY IN FOREGROUND & 420 PARRY IN BACKGROUND)



CONTEXT AERIAL (SOURCE: VICMAP)



AERIAL VIEW

INTRODUCTION

The design of this proposed 11-unit development draws inspiration from the details and materiality of the historic buildings in the immediate area, to create a modern building that seamlessly fits in. The height and proportions of the proposal emphasizes this relationship. By recognizing every aspect of the proposal with the context in mind, the building will feel simultaneously old and new. The design team's goal was to create a building that is subtle and sophisticated, yet doesn't shout its presence. The aim was to make a building you might walk by and hardly notice.

MASSING

The variety of built and unbuilt areas that characterize the adjacent sites inform the basic shape of the proposal. Blanketing 100% of the mid-rise side with built area was rejected, in favour of sprinkling the existing level with irregular planting beds and parking spaces, and by separating slender residential units with a spacious central courtyard on the second level.

The massing of the front facade provides a transition from the existing two-story multi-family building at 440 Pary Street to the north and the larger 4-story character of the other elements south of the subject site. By aligning the proposal's ground floor with 440 Pary Street, the pleasant character of the existing streetscape is maintained. The proposal's second level is aligned with the stepped back massing of the same building, so again the proposal's massing is inspired by the adjacent heritage conversion to the north.

By pulling the building into two halves to create a central courtyard, midday sun will pass through the proposed building to light the existing duplex development to the north. This open space will provide a lush landscaped outlook for the large existing apartment building to the south.

All of the proposed building's residential units face this open-air courtyard, to enable east-west orientations that prevent overheating. The proposal's residential units will have their own defined exterior enclosures, creating a new roomhouse-like community with the benefits of windbreak at both ends to allow for natural lighting and cross ventilation.

The proposal's east-west orientation will further preserve the privacy of the existing apartment building to the south. The south facade will be enhanced with climbing plants only, so that any overlook between the two buildings is mitigated.

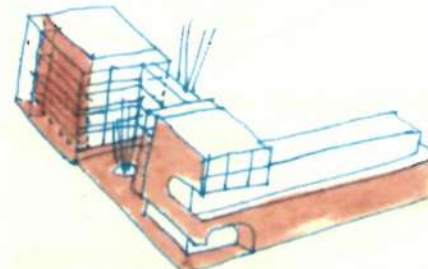
MATERIALITY & CHARACTER

Design details and material choices will complement the nearby heritage buildings. The arched openings used at 440 Pary Street and at the adjacent United Church inspired a theme of arched and curved openings for the proposed building. The red brick used on so many of Victoria's heritage buildings will be used on all of the proposal's exterior walls, continuing the materials used for 440 Pary. The use of brick on the sides of the proposed building will give a linear scale and texture to the less visible parts of the proposal, which are typically finished with unspeaking cost-effective materials.

Dark metal panels, wrought-iron stairs and walkways, dark windows and a contemporary and minimal cornice on the street front of the proposed building further strengthens the proposal's companion and connection to the adjacent heritage buildings.

SUMMARY

The proposed building gives shape to James Bay's community values. It will fit in while being progressive; it will be built with traditional high-quality building materials that last, and it balances personal privacy and value with quiet densification. The proposal's unit size and variety will create housing for a mix of people, who will bring vibrancy and economic support to this valuable town center. The development team has worked hard to create a building that reflects contemporary Victoria while respecting its rich history.

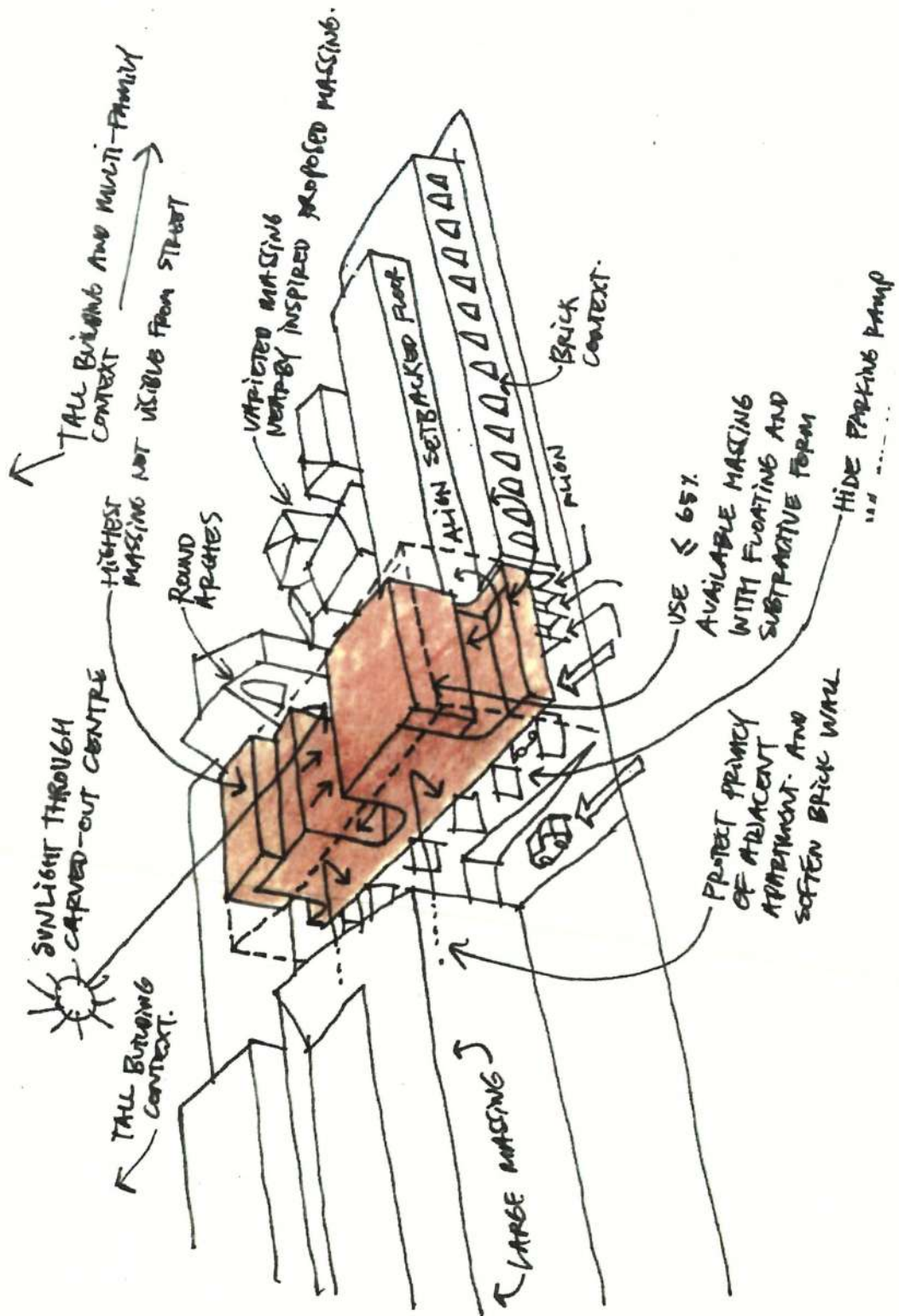


INITIAL SKETCH

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VIEW FROM NORTH-EAST



VIEW OF STREETSIDE ENTRIES

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VIEW FROM SOUTH-EAST



VIEW FROM SOUTH (420 PARRY ST)



VIEW FROM MICHIGAN STREET (NORTH TO COURTYARD)

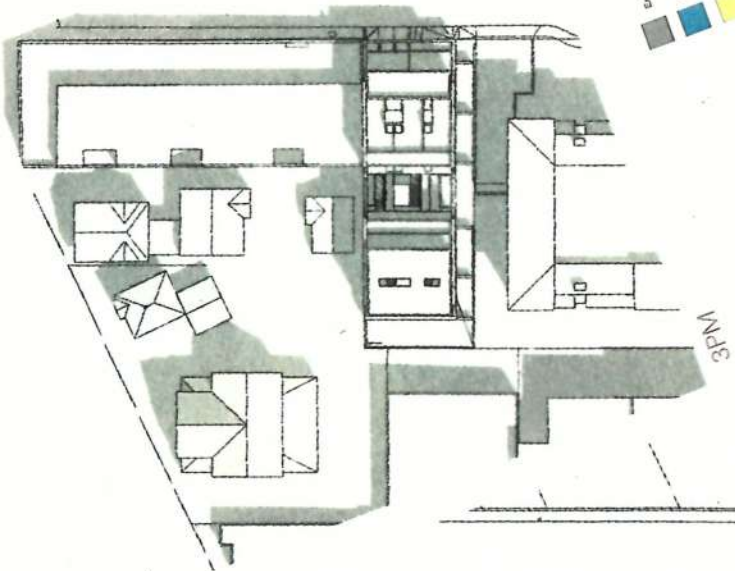
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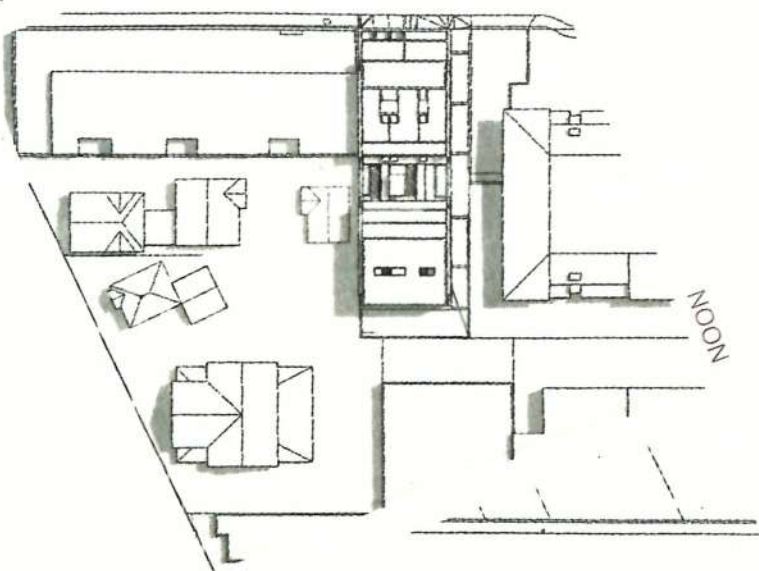
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Development Services Division

SHADOW STUDIES

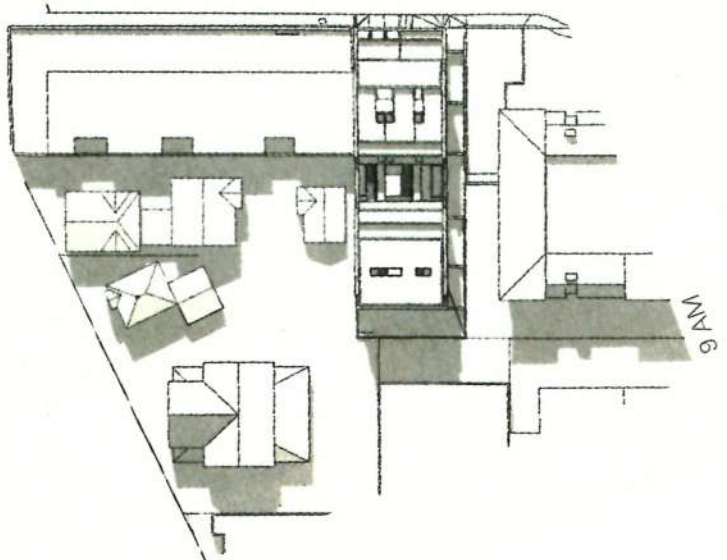
- Projected light onto sky 40% max
- Net shadow loss from sky 40% max
- Cracking covered windows



3 PM



NOON



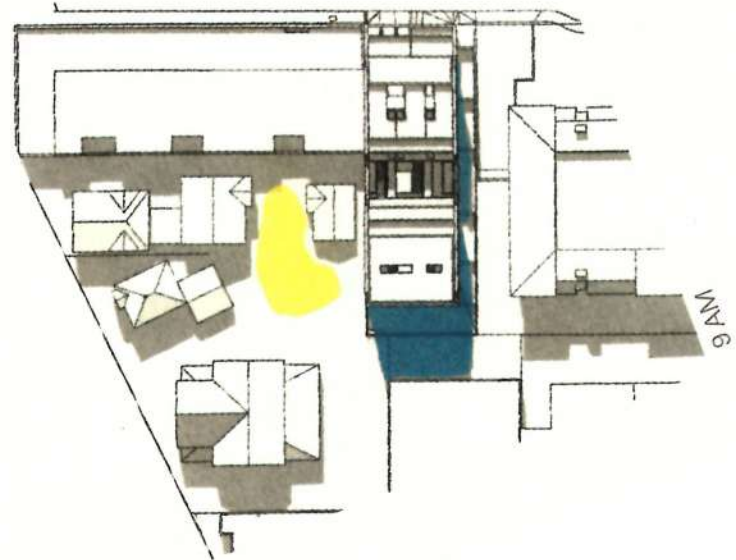
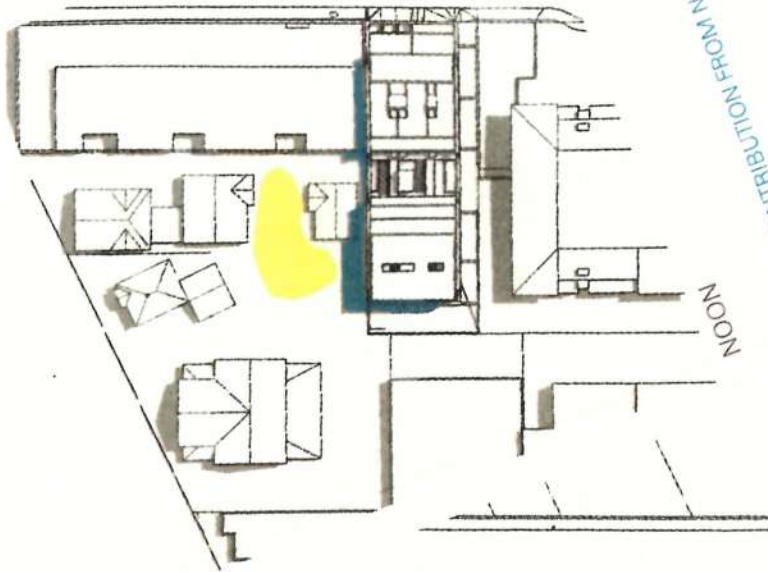
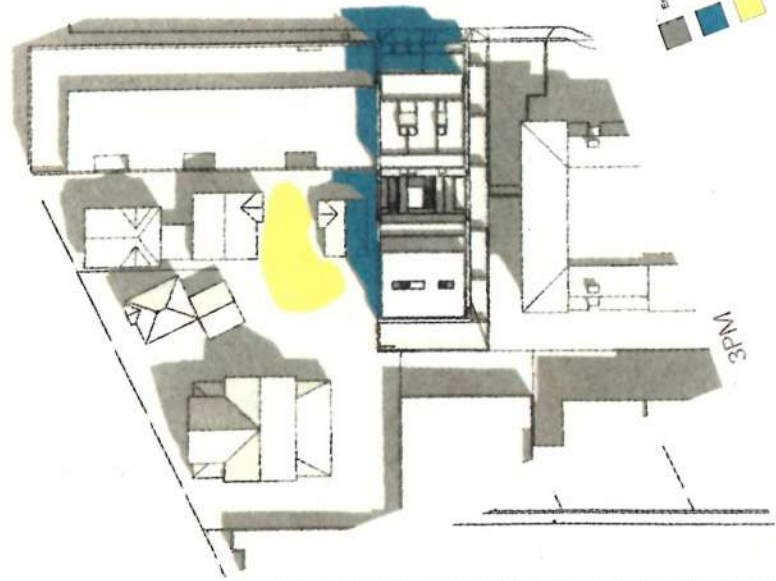
9 AM

SUN STUDY - JUNE 21

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SHADOW STUDIES

Legend:
Yellow: Shadowed Area 10:00 AM - 12:00 PM
Blue: Shadowed Area 12:00 PM - 2:00 PM
Grey: Shadowed Area 2:00 PM - 4:00 PM

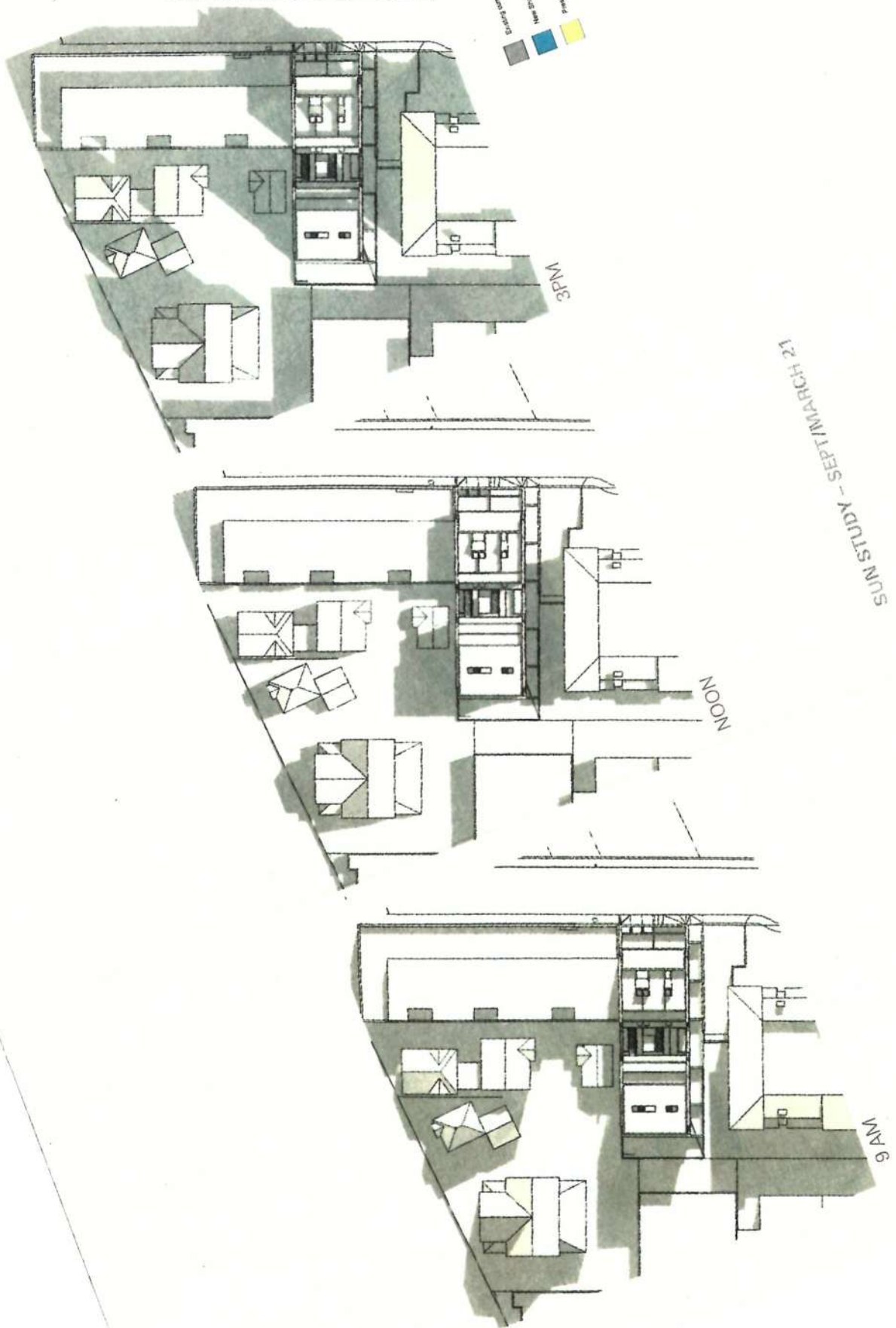


SUN STUDY - JUNE 21

SHADOW CONTRIBUTION FROM NEW DEVELOPMENT

SHADOW STUDIES

Shaded area shows sun position at 9 AM
New building shows sun position at 3 PM
Existing building shows sun position at 12 PM

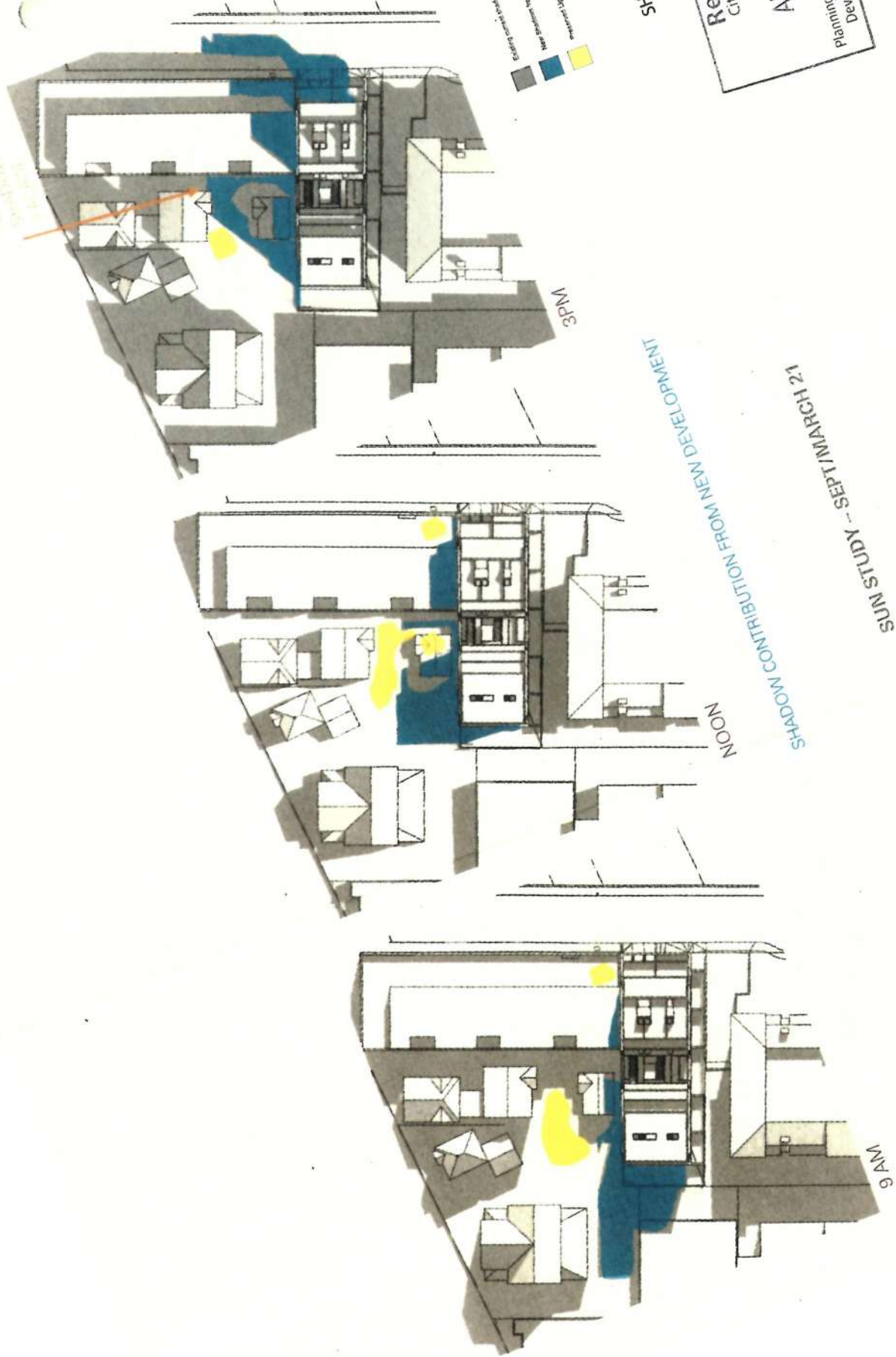


SUN STUDY - SEPT/MARCH 21

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Planning & Development Services
Received AUG 0 2008

SHADOW STUDIES

Shading contribution from new development
No shading contribution
Shading contribution from existing development

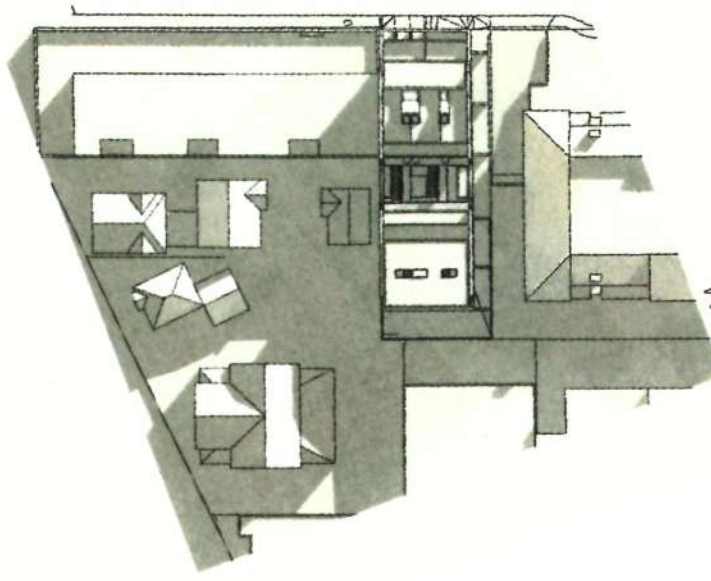
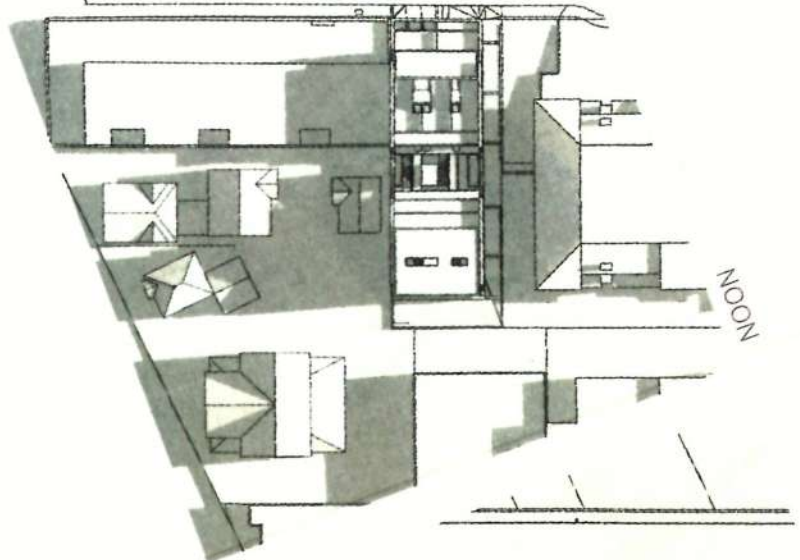
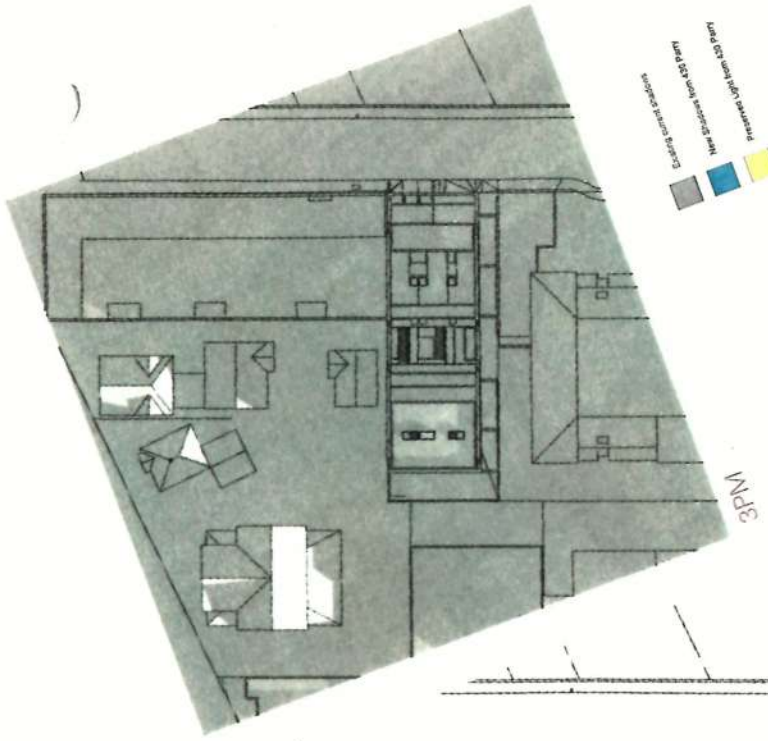


SUN STUDY - SEPT MARCH 21

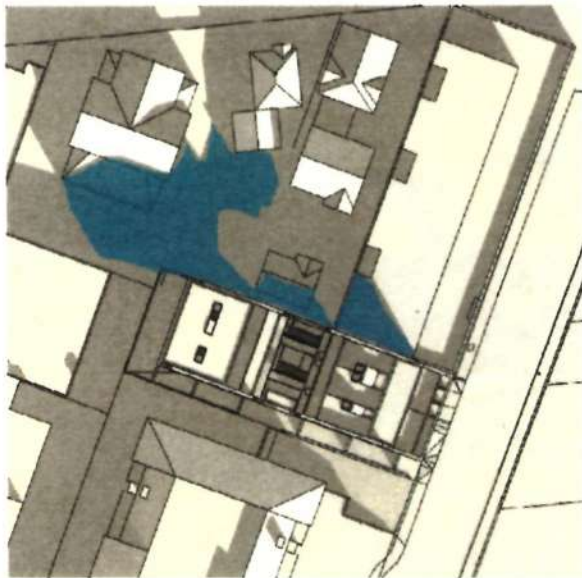
SHADOW CONTRIBUTION FROM NEW DEVELOPMENT

SHADOW STUDIES

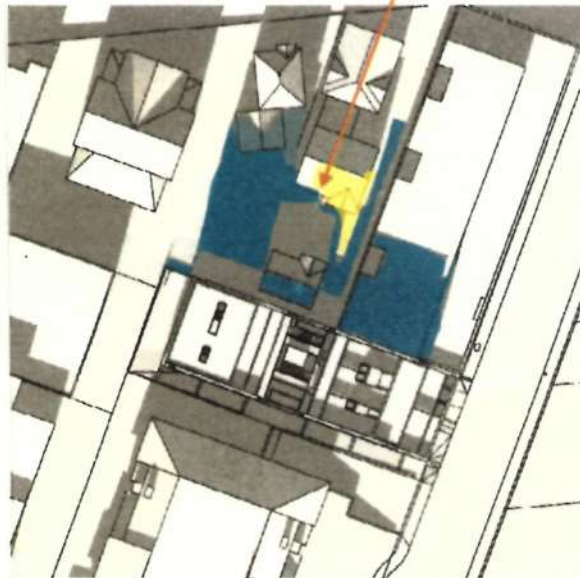
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- Shadows cast by 12:00 PM sun
- Shadows cast by 2:00 PM sun
- Existing ground conditions



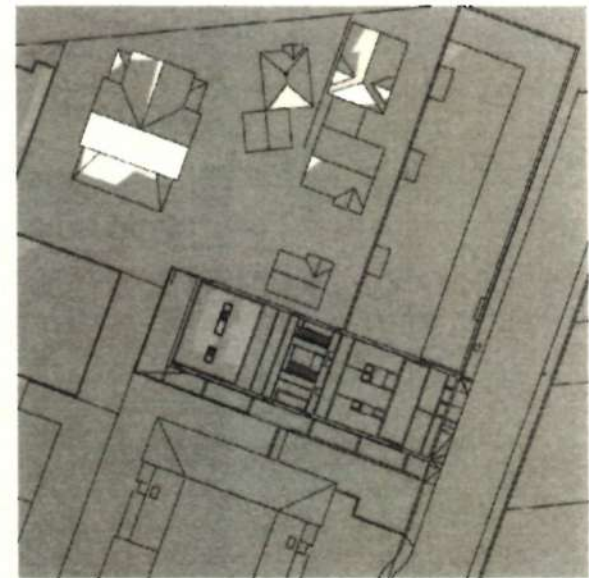
SUN STUDY - DEC 21



9 AM



NOON



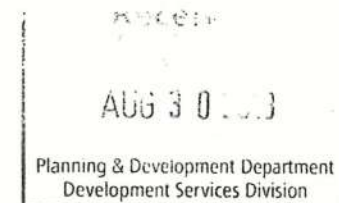
3PM

SHADOW CONTRIBUTION FROM NEW DEVELOPMENT

- Existing current shadows
- New Shadows from 430 Perry
- Preserved Light from 430 Perry

SUN STUDY – DEC 21

SHADOW STUDIES





VIEW FROM INTERSECTION OF PARRY & MICHIGAN



AERIAL VIEW

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City of Victoria

AUG 30 2018

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Development Services Division

DRAWING LIST	
301	1/2" x 1/2" x 1/2" x 1/2"
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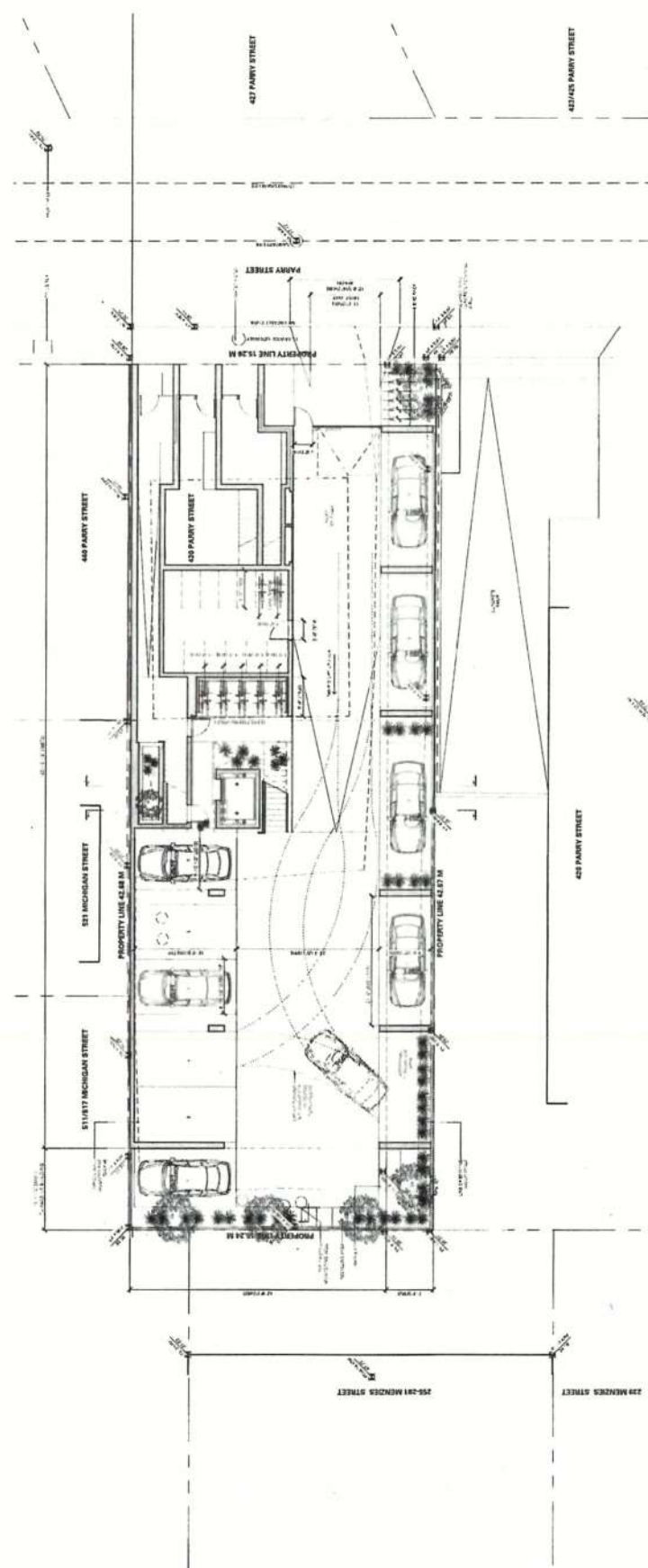
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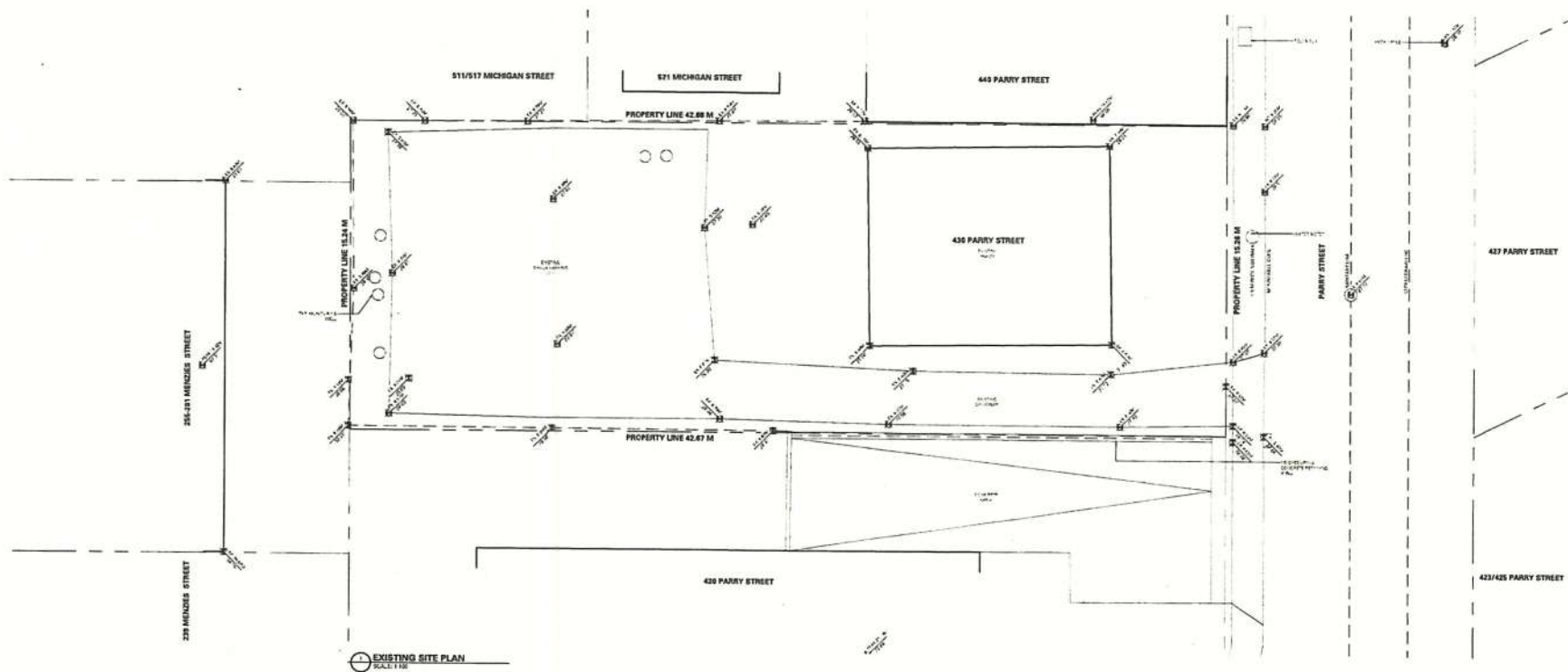
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EXISTING SITE PLAN
SCALE 1:100

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City of Victoria

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NUMBER

A CALL OUT
B REVISION
C RETAINING WALL
D RETAINING WALL
E RETAINING WALL
F RETAINING WALL

DATE
15/07/18
15/07/18
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15/07/18

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15/07/18
DRAWN
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REVISION

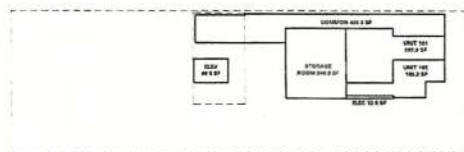
DATE
15/07/18
REVISION

REVISION

430 PARRY STREET
VICTORIA BC

A0.1

EXISTING SITE PLAN

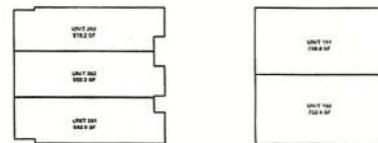


UNIT AREAS (NET FLOOR EXT. WALLS)

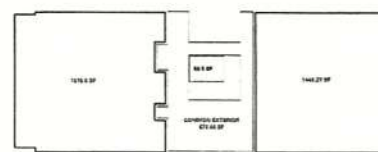


TOTAL FLOOR AREA (NET FLOOR EXT. WALLS)

MAIN AREAS

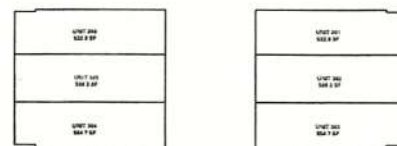


UNIT AREAS (NET FLOOR EXT. WALLS)



TOTAL FLOOR AREA (NET FLOOR EXT. WALLS)

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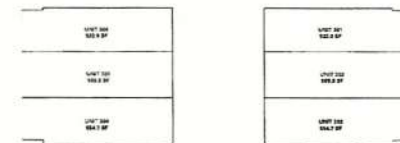


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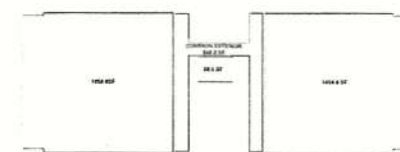


TOTAL FLOOR AREA (NET FLOOR EXT. WALLS)

FOURTH AREAS



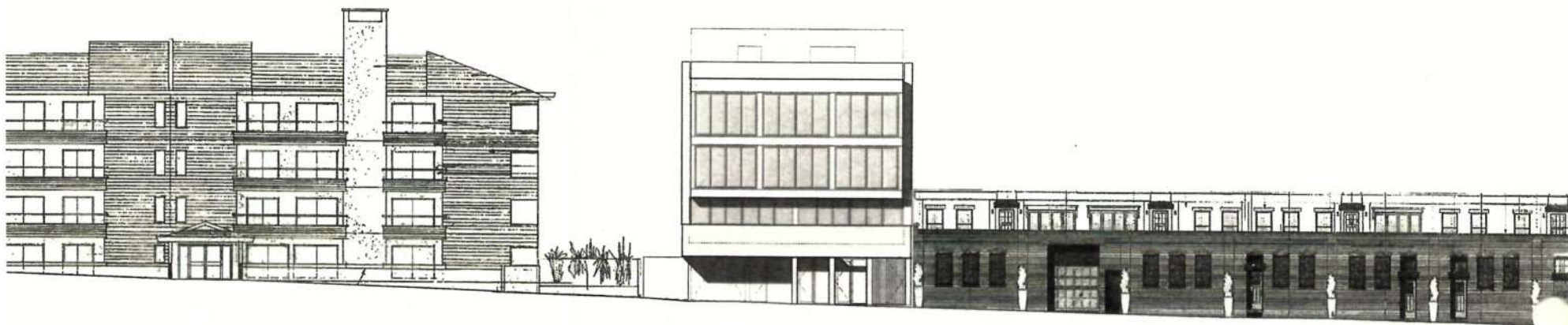
UNIT AREAS (NET FLOOR EXT. WALLS)



TOTAL FLOOR AREA (NET FLOOR EXT. WALLS)

THIRD AREAS





STREETVIEW
JULY 2018

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City of Victoria

AUG 30 2018

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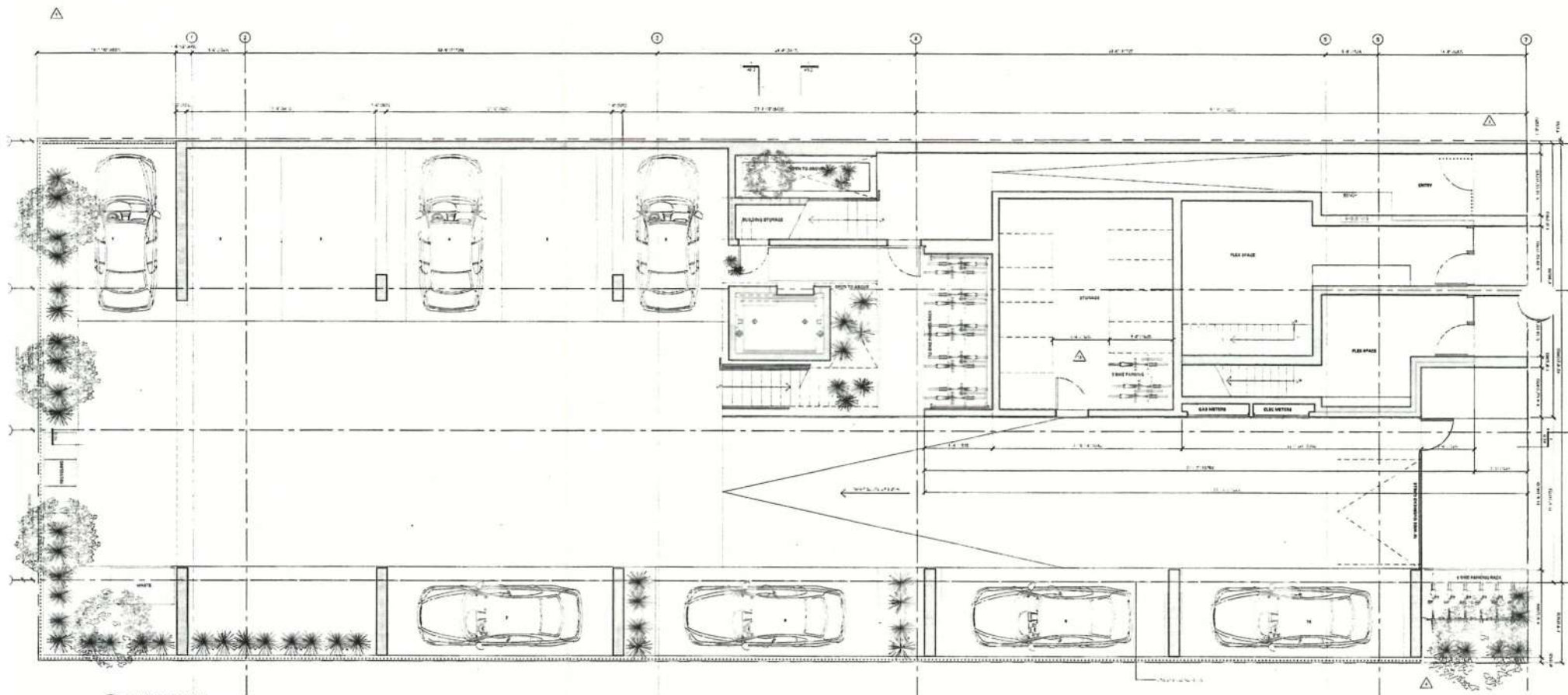
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D. RETAILER'S REVIEW	05-22-2018	J. J.
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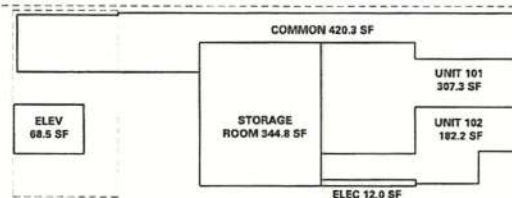
430 PAURY STREET
VICTORIA BC

A0.3

STREETSCAPE



GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



GROUND FLOOR UNIT AREAS
SCALE 1/8" = 1'-0"

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220-1111-1111
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2	2024-01-01	ISSUED FOR PERMIT
3	2024-01-01	ISSUED FOR PERMIT
4	2024-01-01	ISSUED FOR PERMIT

SCALE

1/8" = 1'-0"

DATE

2024-01-01

DESIGNER

D'ARCY JONES

REVISIONS

1

DATE

2024-01-01

DESIGNER

D'ARCY JONES

REVISIONS

1

DATE

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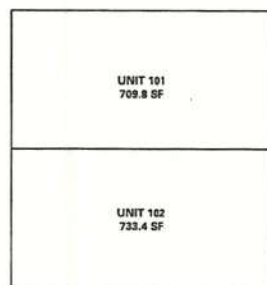
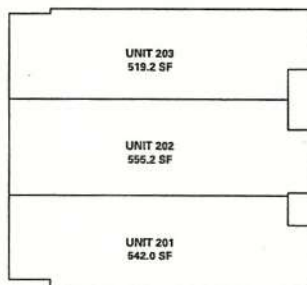
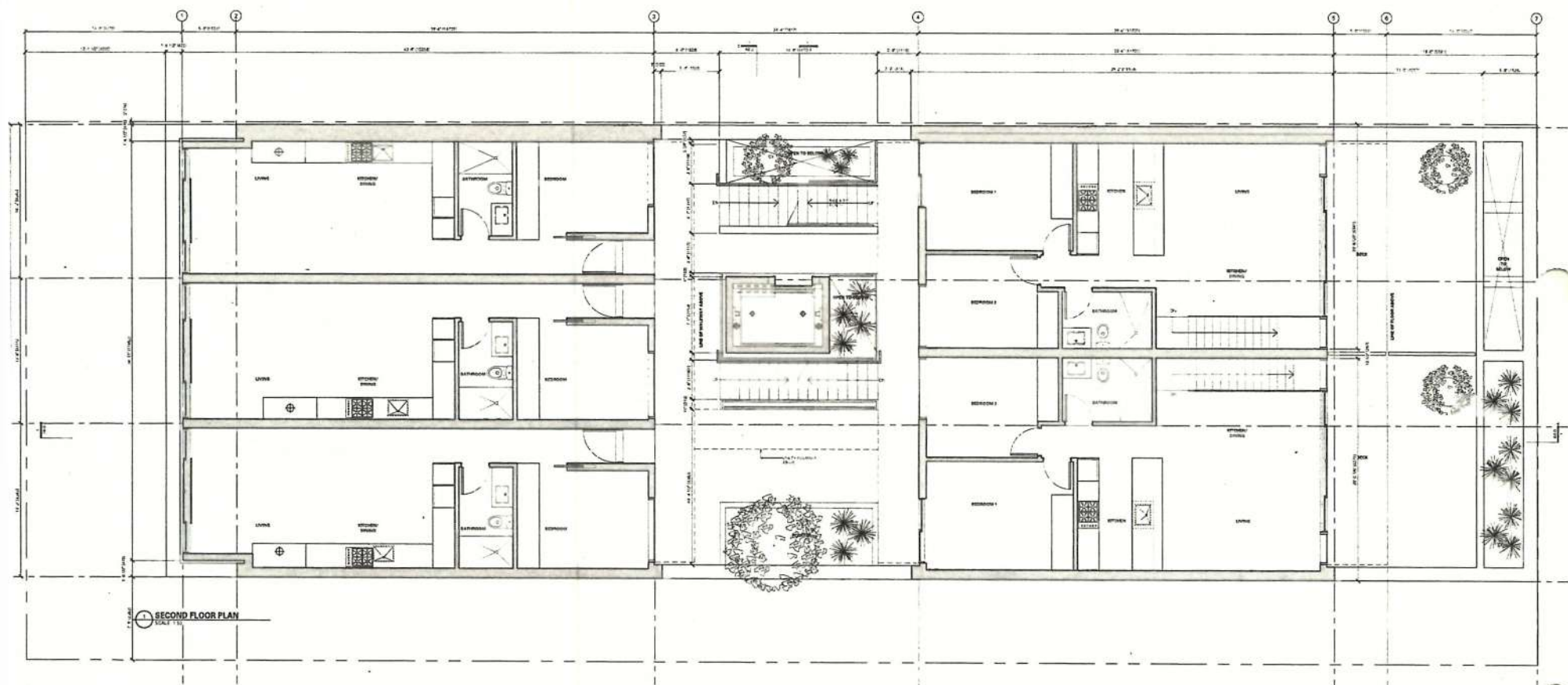
DESIGNER

D'ARCY JONES

430 PARRY STREET
VICTORIA BC

A2.1

GROUND FLOOR PLAN



7 SECOND FLOOR UNIT AREAS
SCALE 1/8" = 1'-0"



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SCALE

1/8" = 1'-0"

DATE

2018-08-30

DRAWN

JA

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JA

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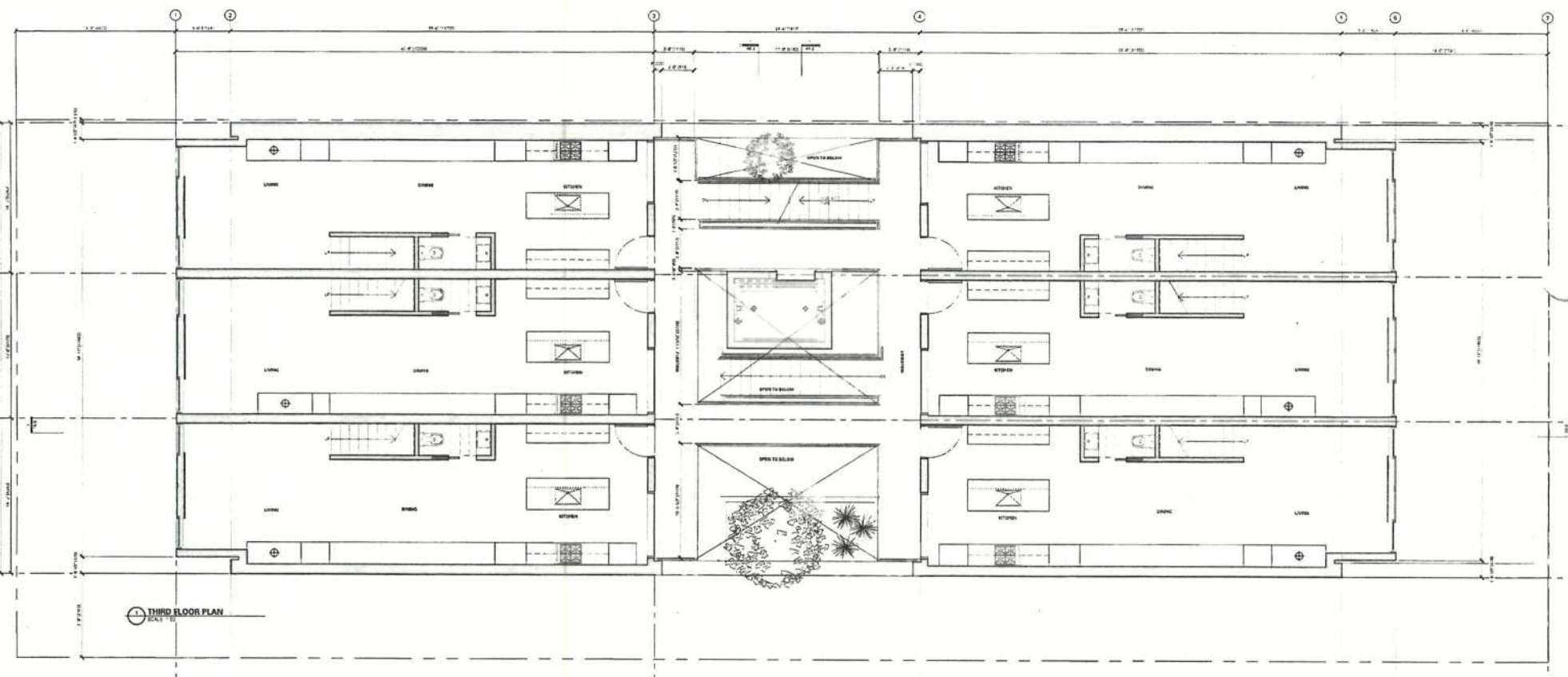
CONTRIBUTOR

JA

430 PARRY STREET
VICTORIA BC

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SECOND FLOOR PLAN



UNIT 306 532.0 SF
UNIT 305 569.3 SF
UNIT 304 554.7 SF

UNIT 301 532.0 SF
UNIT 302 569.3 SF
UNIT 303 554.7 SF

THIRD FLOOR UNIT AREAS
SCALE: 1/8" = 1'-0"

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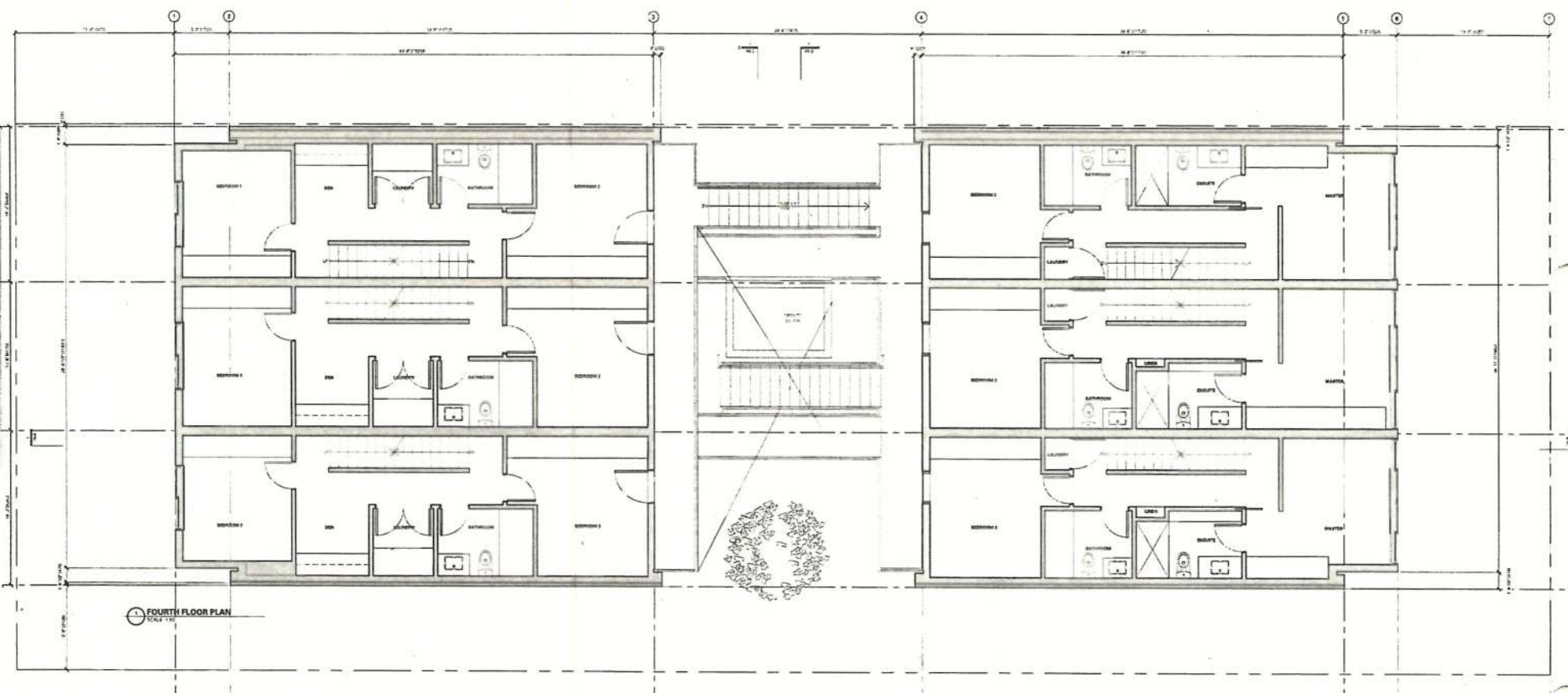
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REVISIONS:
A. CHANG
B. REVISION
C. REVISION
D. REVISION
E. REVISION

DATE: 11/11/19
BY: 11/11/19
CHECKED: 11/11/19
REVISION: 11/11/19
ISSUE: 11/11/19
CONSULTANT: 11/11/19

430 PARRY STREET
VICTORIA BC

A2.3
THIRD FLOOR PLAN



UNIT 306 532.0 SF
UNIT 305 569.3 SF
UNIT 304 554.7 SF

UNIT 301 532.0 SF
UNIT 302 569.3 SF
UNIT 303 554.7 SF

FOURTH FLOOR UNIT AREAS

Received
City of Victoria

AUG 30 2018

Planning & Development Department
Development Services Division

430 PARRY STREET
VICTORIA BC

D'ARCY JONES ARCHITECTURE INC.

339 17th Street, East
Washington DC 20017
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Y	CALLC	07-14-22-18
Z	CALLC	07-14-22-18

SCALE:
1"=10'
DATE:
11-8-69
DRAWN:

A2.4

FOURTH FLOOR



⊕ SOUTH ELEVATION

- NOTES**
- 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.
 - 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC FIRE CODE.
 - 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC ELECTRICAL ACT AND REGULATIONS.
 - 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC PLUMBING ACT AND REGULATIONS.
 - 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC MECHANICAL ACT AND REGULATIONS.
 - 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC LANDSCAPE ACT AND REGULATIONS.
 - 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC HIGHWAYS ACT AND REGULATIONS.
 - 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC TRANSPORT ACT AND REGULATIONS.
 - 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC UTILITIES ACT AND REGULATIONS.
 - 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BC ENVIRONMENTAL ACT AND REGULATIONS.

D'ARCY JONES ARCHITECTURE INC.

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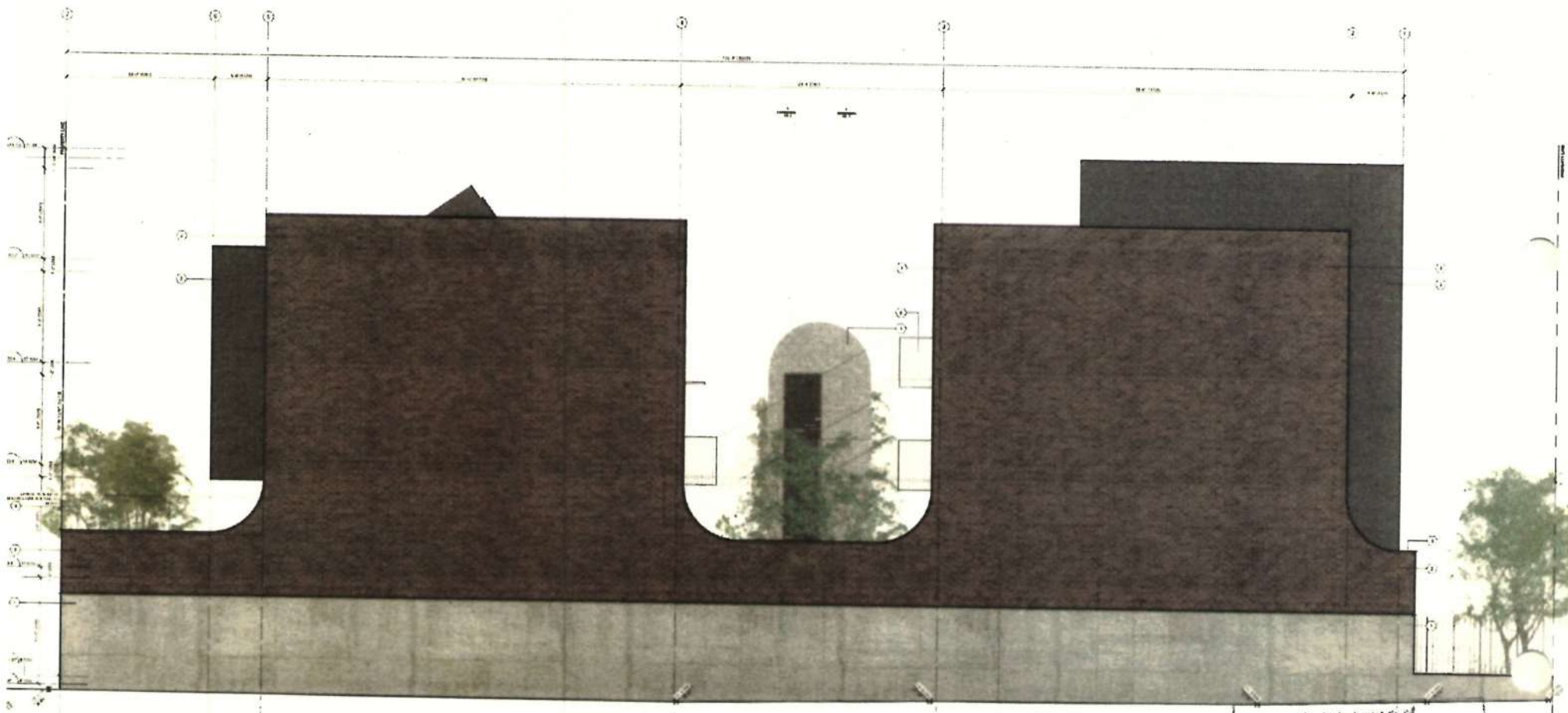
REVISIONS
AUG 30 2018
Planning & Development Department
Development Services Division

NO.	DATE	BY	CHKD.
1	08/18/2018	08/18/2018	08/18/2018
2	08/20/2018	08/20/2018	08/20/2018
3	08/21/2018	08/21/2018	08/21/2018
4	08/27/2018	08/27/2018	08/27/2018

430 PARRY STREET
VICTORIA BC

A7.2

SOUTH ELEVATION



NORTH ELEVATION

- NOTES**
1. EXISTING CURB AND GUTTER
 2. EXISTING DRIVE
 3. EXISTING SIDEWALK
 4. EXISTING DRIVE
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Received
City of Victoria

AUG 30 2018

Planning & Development Department
Development Services Division

430 HARRY STREET
VICTORIA BC

A7.4

NORTH ELEVATION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2018-08-30
2	REVISION	2018-08-30
3	REVISION	2018-08-30
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99	REVISION	2018-08-30
100	REVISION	2018-08-30



Carex comans 'Bronze Form'

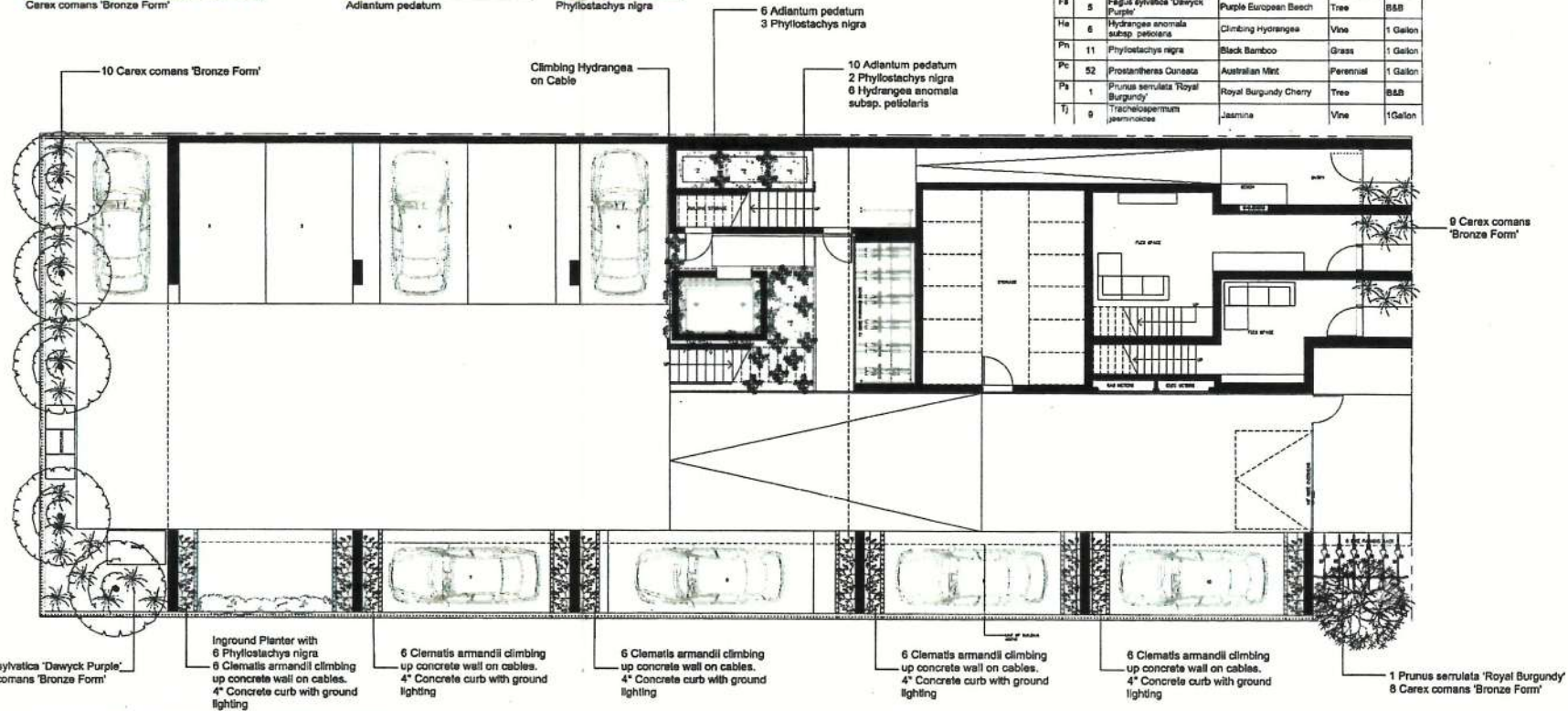


Adiantum pedatum



Phytolachys nigra

PLANT LIST					
ID	Quantity	Latin Name	Common Name	Category	Size
A	6	Acer palmatum 'Seiryu'	Seiryu Japanese Maple	Tree	B&B
Ad	22	Adiantum pedatum	Maidenhair Fern	Perennial	1 Gallon
Al	54	Anemonele leucostoma	Pleasant Tail Grass	Grass	1 Gallon
Ar	21	Artemisia ludoviciana 'Silver Queen'	Silver Queen Artemisia	Perennial	1 Gallon
B	3	Buxus	Bowwood	Shrub	3 Gallon
Ca	24	Clematis armandii	Evergreen Clematis	Vine	1 Gallon
Cc	32	Carex comans 'Bronze Form'	Bronze New Zealand Hair Sedge	Grass	1 Gallon
Fa	5	Fagus sylvatica 'Dawyc Purple'	Purple European Beech	Tree	B&B
Ha	6	Hydrangea anomala subsp. petiolaris	Climbing Hydrangea	Vine	1 Gallon
Ph	11	Phytolachys nigra	Black Bamboo	Grass	1 Gallon
Pc	52	Prostanthera cuneata	Australian Mint	Perennial	1 Gallon
Pr	1	Prunus serrulata 'Royal Burgundy'	Royal Burgundy Cherry	Tree	B&B
Tj	9	Tischelopsispermum jasminoides	Jasmine	Vine	10 Gallon



Fagus sylvatica 'Dawyc Purple'



Prunus serrulata 'Royal Burgundy'



Climbing Clematis armandii on cables



Climbing Hydrangea



Blanca Bodley
250.589.8244
bianca@biophilialcollective.ca

CLIENT NAME
ARYZE developments

PROJECT
Landscape Plan

ADDRESS
430 Parry

DESIGNED BY
Blanca Bodley

Scale: 3/16"=1'

L1 Ground Level
Landscape Design

DATE
July 2018





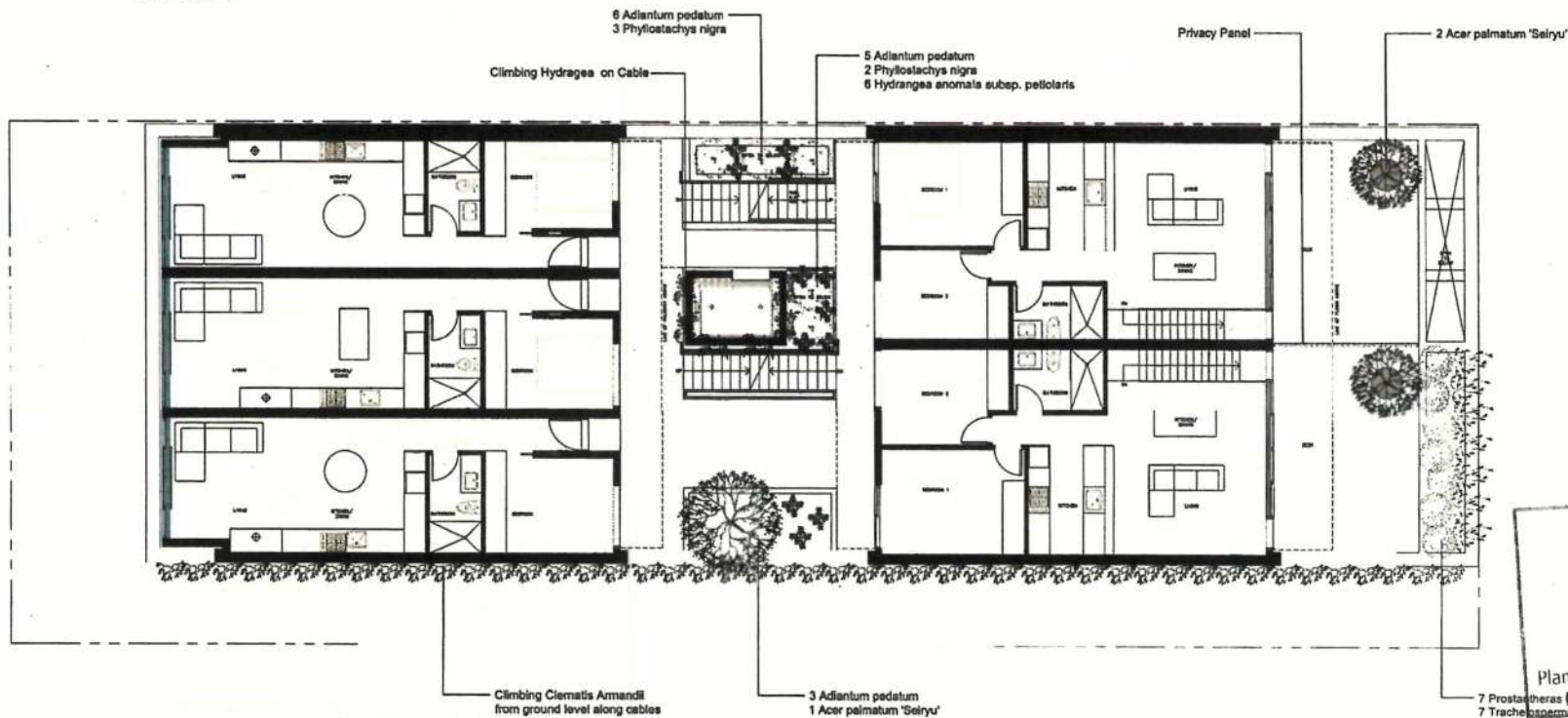
Metal Privacy Panel



Acer palmatum 'Seiryu'



Metal Planter



Prostantheras Cuneata



Trachelospermum jasminoides

Scale: 3/16"=1'

L2 Second Level
Landscape Design

DATE
July 2018





Planning & Development Department
Development Services Division

