Rezoning & Development Permit Application  
(Revision 2) 
919 and 923 Caledonia Avenue, Victoria BC  
Hillel Architecture inc 
67 Patrick Street, Victoria, BC, V6S 4X4

Along this Caledonia streetscape, 4 residences once remained, each built at the same time, each with subtly different exterior details to differentiate the homes: 919, 923, 929, and 933 Caledonia.

This project intent is to build a new foundation at "923" currently vacant, and to place "919" on this new foundation, repair and heritage designate this home. This restored home would then reside adjacent to the neighbour's currently restored home at 929 Caledonia.

Our project would provide a streetscape setting, and 929 Caledonia would no longer be alone.

In the former location - 919 Caledonia - a new home is intended to respect the design cues from these two heritage homes. This extends that street scape to three homes in a row, of matching scale, maintaining this street's character, each home supporting each other.

Behind these street front homes, a multi-family building housing 16 units, and taking design cues from the heritage homes in order that this small composition of elements read harmoniously together, sharing architectural style, a selection of materials, a colour palette, & select details.
In the fall and spring - several weeks before and after March 21st - the roof's ridgeline defines the length of the shadows. At this time of year, all buildings shade all buildings. As shown above, the sloped roof building offers a considerably lower extent of shading than that of a flat roof.

On the fourth floor, the building volume is removed is all four corners, lowering the roof a full storey in these critical corner roof areas, greatly diminishing the shadows cast.

During the winter months, all four of the heritage buildings, and existing cedar hedging, will shade each other. As shown above, a sloped roof building offers a considerably lower extent of shading than would parapets of a flat roof. With the sun lower in the sky during this season, the shadows are longer with density decreasing over distance.
Paint colors of new composition are inspired by existing or found conditions. New colours however are used to establish heritage colour palettes of the period.

The railing at 519 Caledonia Avenue is one of a handful still in existence. The house is a good example of a group of buildings built in the Beaux Arts style and is a good example of the design, materials, and proportions. The building features a facade of two stories with a large bay window.

The house at 923 Caledonia Avenue retains its original brickwork and has a large bay window. The house is a good example of a group of buildings built in the Beaux Arts style and is a good example of the design, materials, and proportions. The building features a facade of two stories with a large bay window.
Hiliel – Pedestrian and vehicle views while travelling along the Caledonia streetscape from East to West

Tying composition together: single family forms share similar volumes, roof slopes, and building height. Although details differ, both residences share an approach to porches, twin columns, window proportions, bay windows, and railings.

The multi family form respects scale, progression of elements, a silhouette which is supportive, will share the colour scheme but differs in use, and extends the heritage precinct with this backdrop.