

July 10, 2019

City of Victoria
Building and Planning Department
1 Centennial Square
Victoria, B.C. V8W 1P6

Dear Mayor Helps and members of City of Victoria council,

We are please to support the project by Neil Street Holdings Ltd. in their application for the 2920 Prior street subdivision and re-zoning. What follows is a summary of the design rationale, arrived at by way of consultation with the project arbourist, landscape designer, and neighbours, as well is drawing from the small lot rezoning package (in parenthesis, you will find cross-reference to the sections the building design is responding to).

The design was driven by two primary components: the program and spatial requirements for a family of 4, as well as the site and neighbourhood context. The sloping site creates potential for great views of the city and the mountains. The desire to create views from the site needed to be balanced with respecting the views and sunlight of the neighbours. The approach, in keeping with the small lot design guidelines, was to create a building consistent in scale and proportion to that of the context, where the massing was in keeping with the 2-3 storey buildings on the street (3.1). Setbacks create an evenly spaced, consistent street scape. The gabled roof is both a practical and aesthetic design decision. Its overall form, as it appears from the street, is in keeping with historic bungalows of the street and neighbourhood, but rather than the ornament of its historic counterparts, it opts for restrained detailing. (3.2) Visual character and richness come for the expression of high-quality materials, clarity of form, and careful detailing of windows and roof transitions. Wood board & batten siding will transition to a reverse board & batten siding at a flashing line to break the massing, and provide a visual balance to the transitioning roof form. Wood siding provides opportunity to express, in a unique way, BC vernacular building materials. (3.4) The entry way has been emphasized with a dramatic folded canopy, and a covered outdoor space between exterior and interior. Ground level entries can be found on the two properties to the south, also of small lot dimensions. (3.3)



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The roof transitions to a $\frac{3}{4}$ shed roof to further allow winter solar access to the northern neighbour. Shading on their south windows is limited to the morning hours during 2 winter months of the year. The unique roof form was derived through consultation with the neighbours as a way to optimize light and views from their primary spaces.

The landscape was designed in consultation with both the south and north neighbours with native and drought resistant plants. It retains the existing mature fir tree (3.5), as well as other mature plantings not in the building footprint. To the north, privacy was of concern, and the screening between the two patios will be achieved through both the planting as well as cedar fencing. These neighbours, hobbyist beekeepers, will enjoy the benefit of added lavender and escallonia pollinators along their fence line, as well as other pollinators throughout the site.

In summary, diligence in consultation and design has produced an exciting project for your consideration.

Sincerely,



Peter Johannknecht, Architect AIBC, LEED AP
Principal



Will Krzymowski, Intern Architect, AIBC

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