

ARYZE

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

October 19, 2020

DESIGN RATIONALE & PUBLIC ENGAGEMENT

1628 Edgware Road

INTRODUCTION

This proposal is for the new Rest Home – Class B, consisting of seven individual rooms and shared living spaces. The proposed development includes one main house, a small accessory building, and a single parking spot accessed from the back lane. The site is currently zoned R1-B, allowing for single family residential houses. This project's goal is to maintain materiality and scale of the current zone and existing streetscape, creating a contemporary new home that will fit in as a sympathetic and high quality neighbour.

MASSING + DESIGN

The building's form looks like a single family home. Less tall than allowed under the current zoning and with conforming side yard setbacks, the upper storey bay windows are the only element encroaching on the allowed R1-B front and rear setbacks. The design focuses on natural light and ventilation for its residents. Limiting distance requirements for safe fire separation will be met. These angled bay windows rotating around the facade are strategically orientated to provide privacy and security for the guests. The main entry to the home is from Edgware Road with a recessed porch and large welcoming glass sidelight windows. The L-shaped building will require a variance for the total allowable area, but the house's additional area is located in the back and in the basement, to hide it. The massing at the rear of the home is narrower than allowed, to let natural light into a rear private courtyard, and to minimize the impact on flanking neighbours.

MATERIALITY + LANDSCAPE

The first floor of the home will be finished in textured stucco, in keeping with other houses on the street. The top floor is finished with natural-toned cedar shingles, to minimize its massing and add a traditional residential material to the project and the street. Vegetable gardens tended by the guests will be located in the backyard, to highlight the change of the seasons. An earth berm at the front of the house will further downplay the house's front facade, so it appears to be nestled in a sea of wild grasses and shrubs that will bring colour and life to this mid-block site. Out front, a lush low maintenance garden and Japanese-garden style fence will complement the home's architecture.

ENERGY EFFICIENCY / ACCESSIBILITY

The project will meet the most current energy BC Building Code Step Code requirements, and will be accessible for one of the guests.

OPERATIONS / PUBLIC MESSAGING

To increase public awareness about the project and to keep the community informed and involved in the development we have taken the following steps:

1. We met with Oaklands CALUC on July 31, 2019 to explain the project and ask for a community meeting waiver [REDACTED]. On August 1, 2019 we received the waiver from Oaklands CA.
2. We mailed out postcards on February 28, 2020 inviting people to a presentation at Hillside Coffee and Tea on March 14, 2020 but due to COVID restrictions implemented on March 12, we had to cancel this in-person meeting.
3. On March 17, 2020 we sent out a mailer apologizing for the cancellation and provided a very detailed background on the project along with an FAQ sheet.
4. We have continued to correspond with neighbors on an ad hoc basis as required.
5. After the process with the City progressed, we hosted a Community Meeting via Zoom on July 29, 2020. All residences in the 100m+ radius were sent a mailer invite to attend, 8 people joined this event. The Zoom meeting was a 20min presentation followed by over an hour of Q&A.

COVENANT

We are amenable to accomplish the security requirements of the City and believe that it can be achieved through a site specific zone applied to the site. If this however is not possible, understanding the intent and purpose of the security will be important before entering into a legal or housing agreement.

SUMMARY

Drawing on our award-winning skills in designing new houses that architecturally fit into existing streetscapes, this proposal will become an admired asset on Edgware Road. The proposal is dignified and quietly sophisticated for its guests and for the surrounding neighbourhood.

Sincerely,

Luke Mari
Principal, Aryze Developments Inc.