

# 1039 - 1043 MEARES STREET

**JAWL** | residential

BRADBURY DEVELOPMENTS LTD.

CASCADIA ARCHITECTS  
DAMANT + JOHANNKNECHT



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## TEAM INTRODUCTION AND REPRESENTATIVE WORK



1025 Johnson Downtown Firehall and Affordable Housing



986 Heywood - Fairfield Gonzales



986 Heywood - Fairfield Gonzales



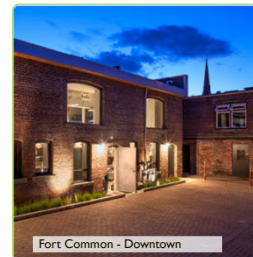
986 Heywood - Fairfield Gonzales



Redfern Residences - South Jubilee



1001 Blanshard - Downtown



Fort Common - Downtown

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DESIGN + ARCHITECTURE

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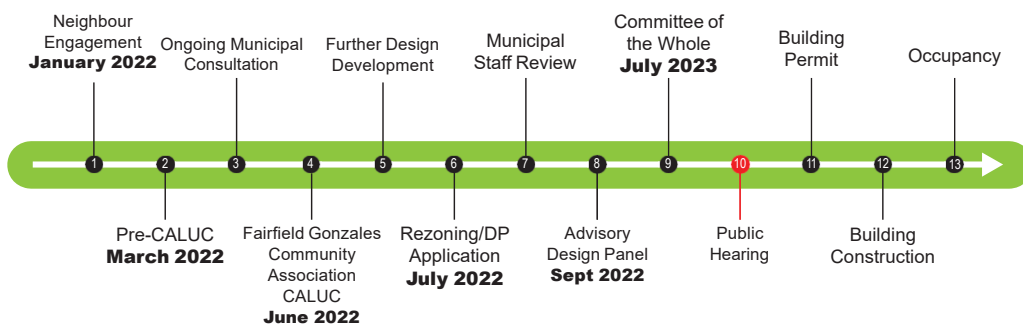
### CURRENT CONDITION - SURFACE PARKING



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### DEVELOPMENT TIMELINE

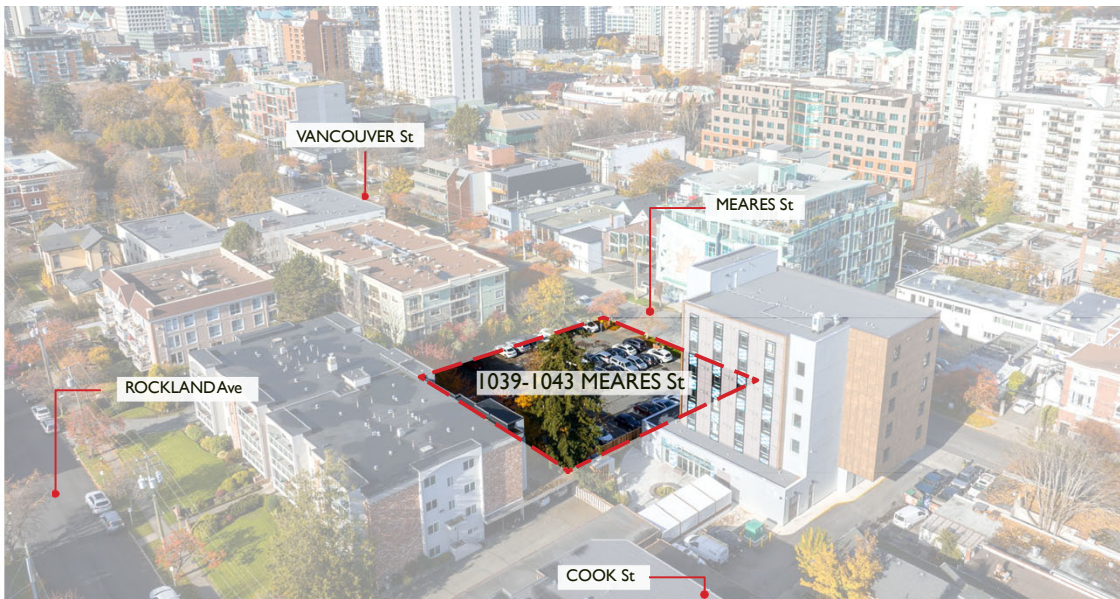


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# PROJECT LOCATION



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# NEIGHBOURHOOD BUILDINGS



### Mosaic

1061 Fort St  
6-Storey Strata Condo  
Effective height of  
7 residential Storeys



### Meares Park Place

1025 Meares St  
4-Storey Strata Condo



### BC Housing Project

1053 MEARES St  
6-Storey Supportive  
Housing



### Chevington Manor

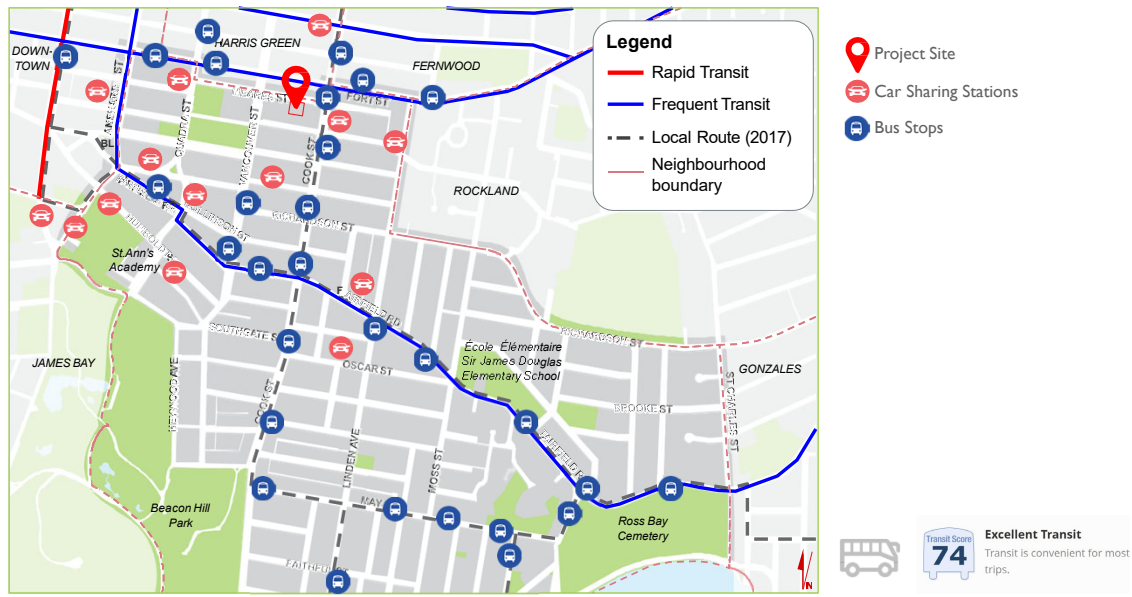
1040 Rockland Ave  
4-Storey Strata Condo



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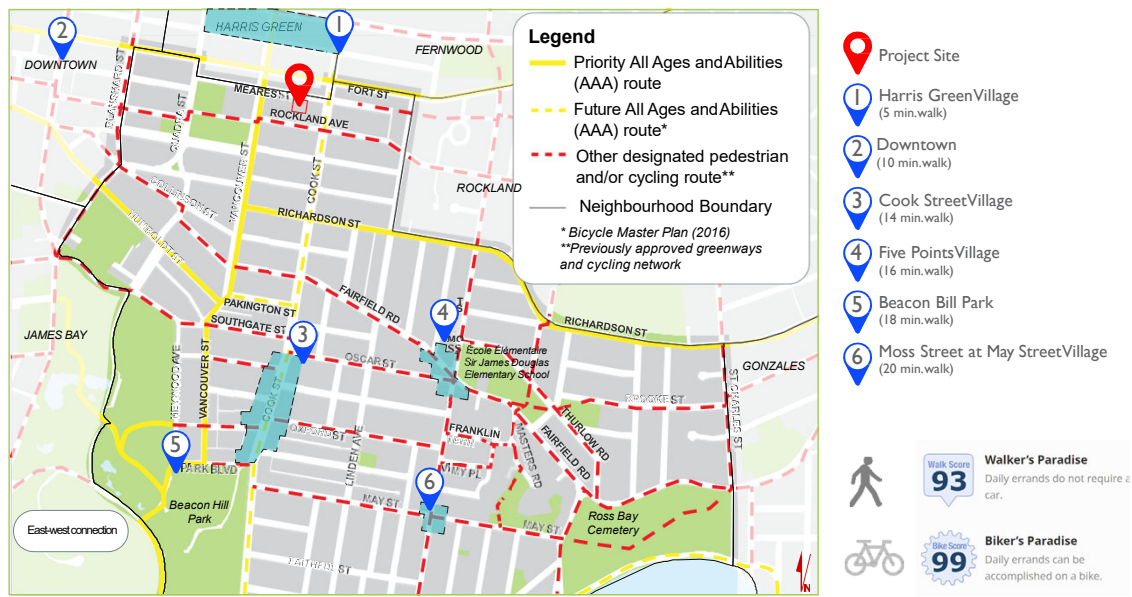
### FAIRFIELD NEIGHBOURHOOD PLAN : TRANSPORTATION NETWORK



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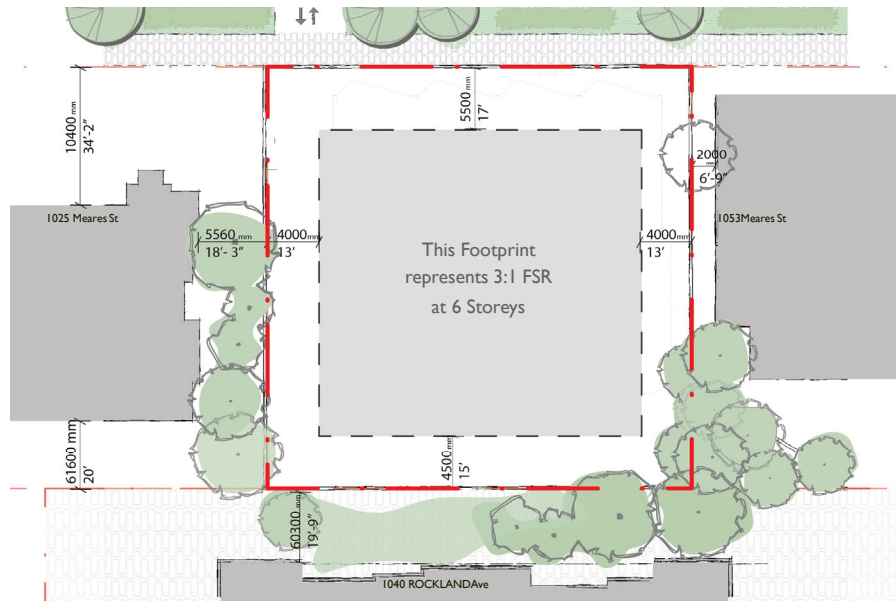
### FAIRFIELD NEIGHBOURHOOD PLAN : BICYCLE ROUTE & URBAN VILLAGE



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### PLANNING SEQUENCE



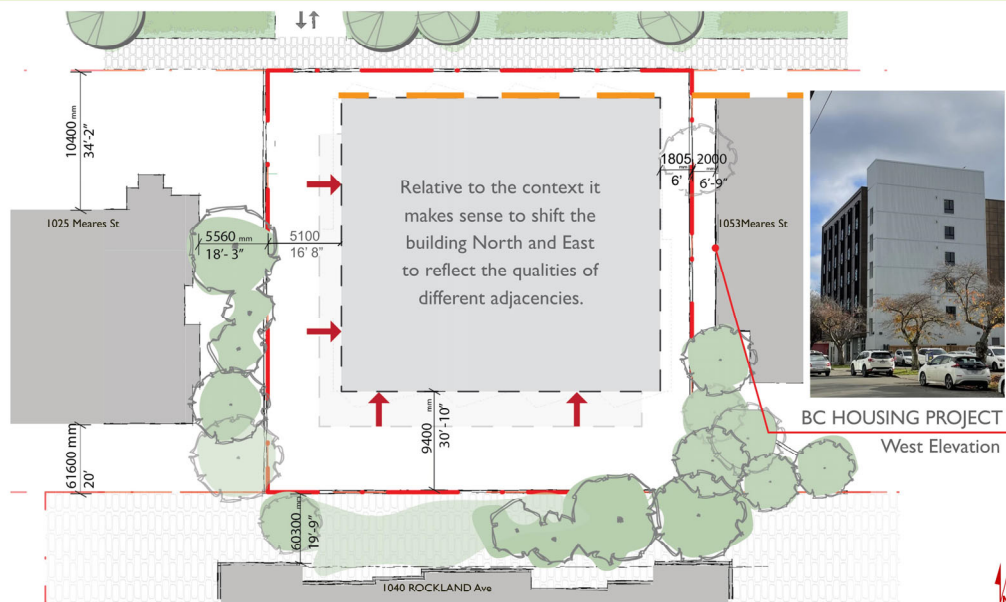
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### PLANNING SEQUENCE



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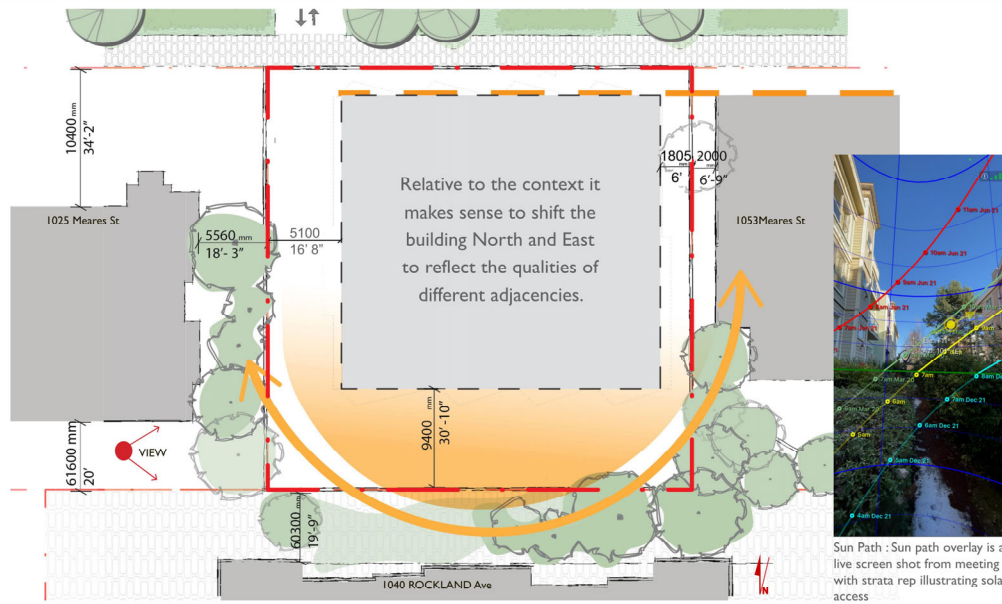
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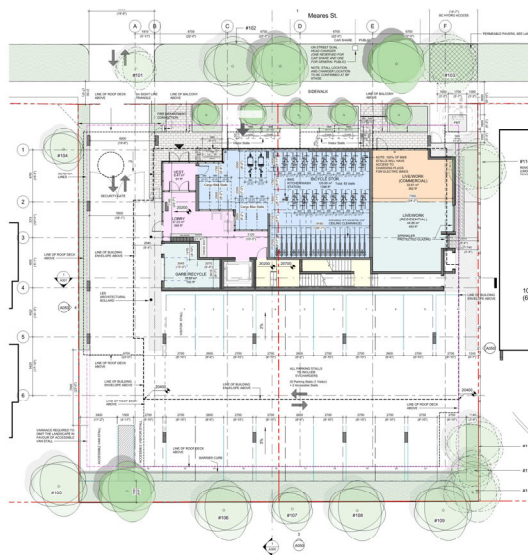
## SUN ORIENTATION



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## GROUND FLOOR PLAN



TARGETED SITE DATA	
SITE AREA	1,352 sq.m. 14,552 sf.
TOTAL FLOOR AREA	3,378 sq.m. 36,360 sf.
FSR	2.5:1
NUMBER OF STOREYS	6

HOME TYPE MIX	
STUDIO	9
1 BEDROOM	24
2 BEDROOM	16
LIVE/WORK	1
<b>TOTAL</b>	<b>50</b>

PARKING COUNT	
STANDARD STALLS	20
ACCESSIBLE STALLS	2
EV CHARGERS	100%
<b>TOTAL</b>	<b>22</b>

BIKE PARKING COUNT		
LONG-TERM	REGULAR	74
	CARGO	8
SHORT-TERM		8
<b>TOTAL</b>		<b>90</b>

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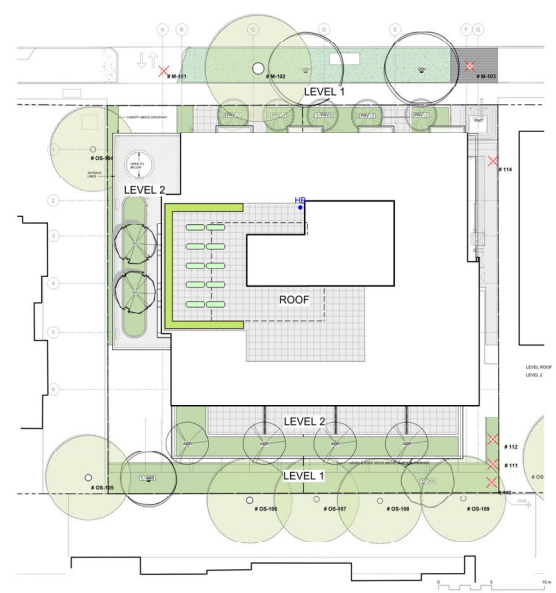
# TYPICAL FLOOR PLAN



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# LANDSCAPE PLAN



**EXISTING PLANT LEGEND**  
 (Refer to Arboreal Report and Tree Retention & Removal Plan for full details and management strategies).

Existing Tree to be retained  
 On-site qty = 0  
 Off-site (neighbour property) qty = 7  
 Total = 7

Existing Trees to be removed  
 On-site qty = 3  
 Municipal (boulevard) qty = 2  
 Removed by adjacent project = 1  
 Total removed by proposed project = 5

Required Bylaw Trees:  
 Minimum tree number based on Lot Size = 7 total site trees  
 Replacement based on removed trees = 5 replacement trees

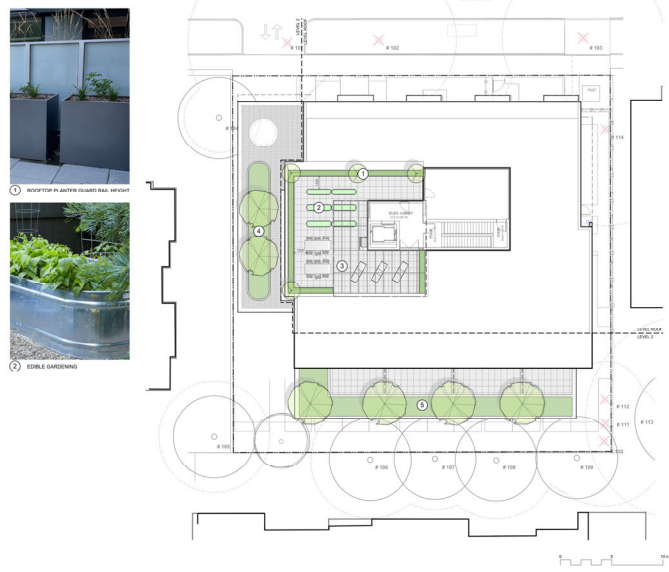
Proposed Trees  
 12 small trees = 6 replacement trees  
 1 medium tree = 1 replacement  
 Total on-site trees = 13 Trees  
 Total = 7 replacement trees

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# ROOFTOP AMENITY LANDSCAPE PLAN



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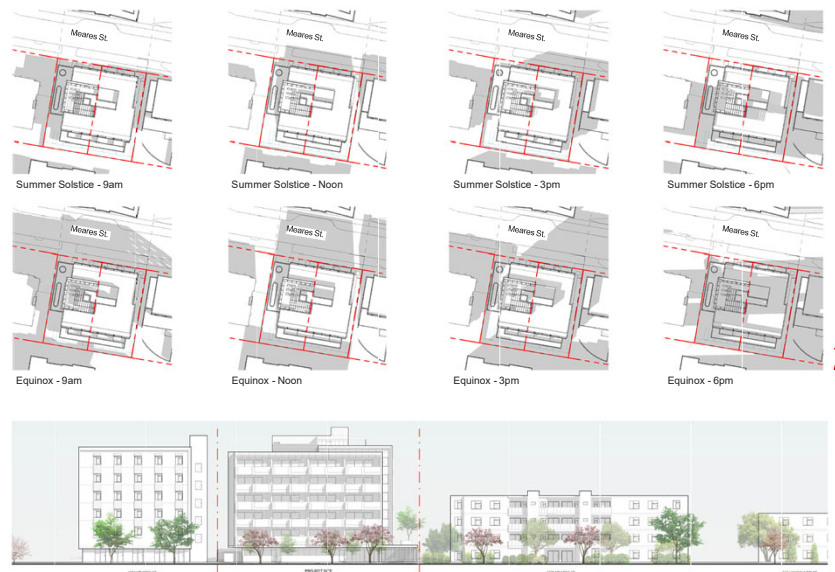
# BUILDING SECTION



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## CONTEXT ELEVATION & SHADOW STUDY

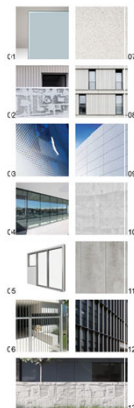


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## FINISH MATERIALS



- FINISH MATERIALS**
- 01. INTEGRATED GLASS
  - 02. CUSTOM PATTERN GLASS
  - 03. PATTERNED GLASS
  - 04. STOREFRONT GLAZING
  - 05. GLAZING
  - 06. VERTICAL FENCING (CHARCOAL)
  - 07. CERAMETICOUS PANEL (WARM WHITE-GREY)
  - 08. 1/4 CERAMETICOUS PANEL (WARM WHITE-GREY)
  - 09. WHITE ALUM. FINISH
  - 10. ARCHITECTURAL CONC.
  - 11. CONC. FINISH
  - 12. ALUM. VERTICAL LOUVRE SUNSHADE (LIGHT GREY)
  - 13. LANDSCAPE CONC. WALL (1100mm High) WITH CUSTOM PATTERN



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## FINISH MATERIALS



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## ART INSPIRED ARCHITECTURE



Elza Mayhew, Sculptor



**Birthplace:**  
Victoria, British Columbia. January 19, 1916.

**Education:**  
B.A. University of B.C. Double Honours, French and Latin, 1936.  
Studied with Jan Zach in Victoria, 1955 - 58.  
M.F.A. University of Oregon, Honours Sculpture, 1963.

**Travel:**  
Five-month world trip, 1952; one year in Japan, 1953 - 54; several visits to Europe; Yucatan, 1963.

**Work in Public Collections:**  
: National Gallery of Canada, Ottawa: Onlookers.  
: National Capital Commission: Meditation Piece, by the Rideau Canal, Ottawa.  
: Confederation Centre of the Arts, Charlottetown, PEI : Column of the Sea.  
: Royal British Columbia Museum: Spirit (column), Cariatid.  
: Art Gallery of Greater Victoria: Demeter, Persephone, Sphinx, Board of 10.  
: University of Victoria: Coast Spirit (column), Bronze Priestess.  
: Simon Fraser University, Vancouver, B.C.: Guardian II.  
: Brock University, St. Catharines, Ontario: Concordia (column).

**Commissions (Murals, Monuments):**  
: 1967 B.C. Archives and Museum, Victoria: Spirit.  
: 1967 Expo, Montreal. Two major commissioned works, Concordia and Meditation Piece.  
: 1968 Bank of Canada, Vancouver. Bronze mural. In 1999, walled in by new owners of the building.  
: 1973 Confederation Centre, Charlottetown, PEI. Column of the Sea, Centennial Project.  
: 1988 University of Victoria, Bronze Priestess.

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Bank of Canada Mural, 1968

Print



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CONCEPT IMAGE : VIEW OF MEARES ST FRONTAGE



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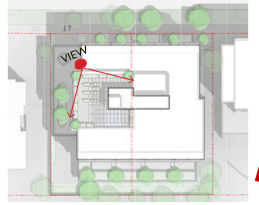
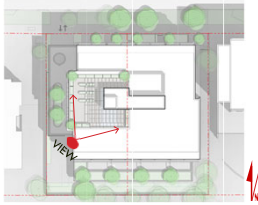
CONCEPT IMAGE : VIEW OF SOUTHWEST FACADE



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CONCEPT IMAGES : ROOFTOP AMENITY



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CONCEPT IMAGE : VIEW FROM MEARES ST



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CONCEPT IMAGE : VIEW FROM MEARES ST



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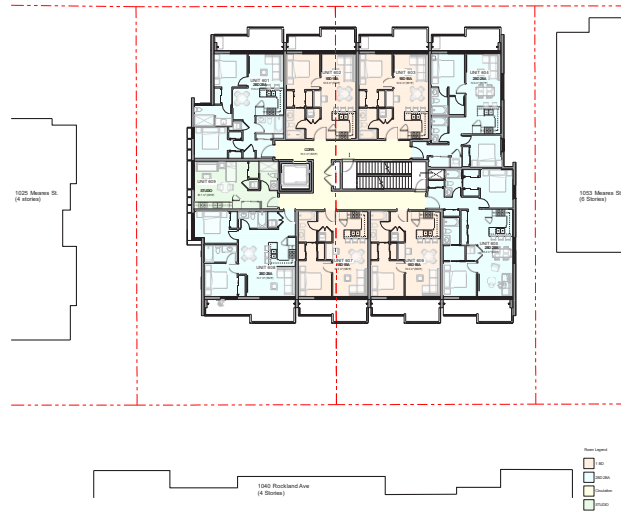
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END OF SLIDESHOW

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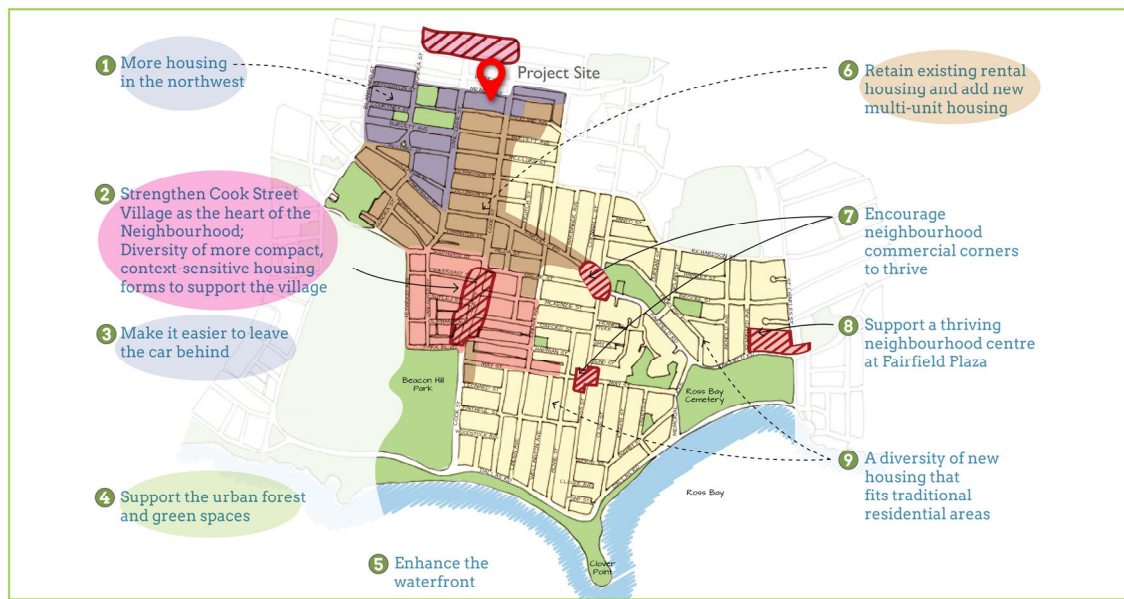
## LEVEL 6 FLOOR PLAN



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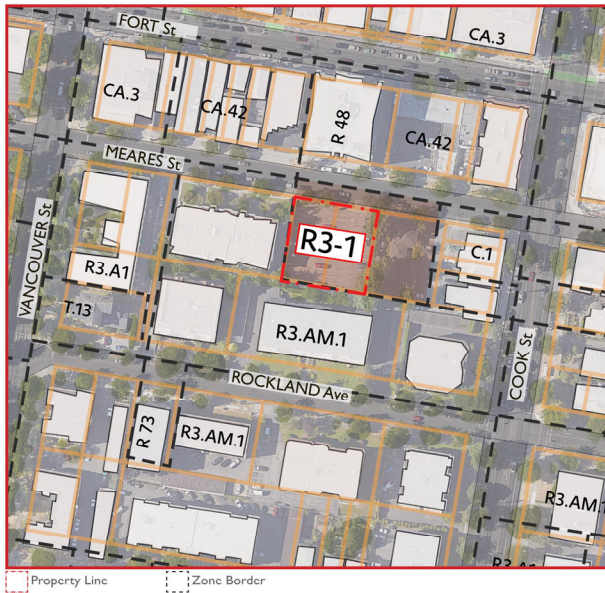
## FAIRFIELD NEIGHBOURHOOD PLAN : KEY DIRECTIONS



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## ZONING BYLAW

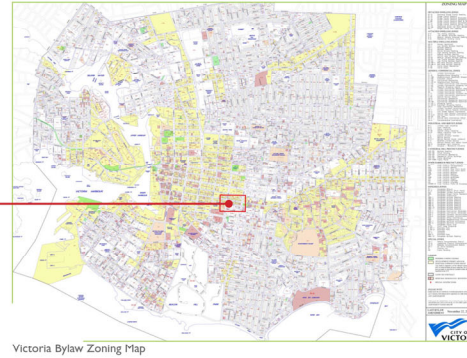


### EXISTING ZONE:

R3-1

Located in the FAIRFIELD Neighbourhood Multiple Dwelling District

- Up to 6 storeys allowable
- Up to 1.6:1 FSR allowable

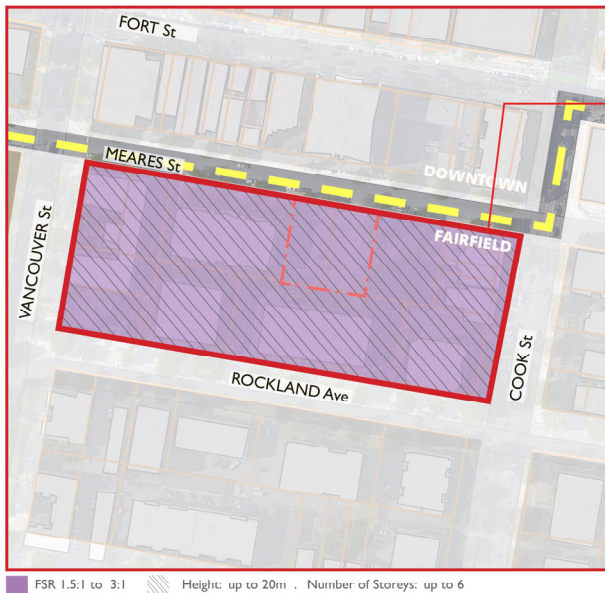


Victoria Bylaw Zoning Map

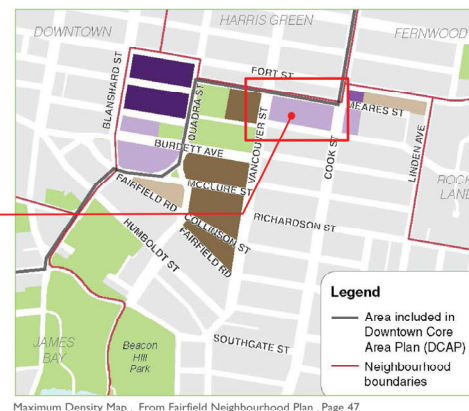
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## FAIRFIELD NEIGHBOURHOOD PLAN : Density / Height Framework



Maximum height	Approximate number of storeys in a mixed-use building	Approximate number of storeys in a residential building	Area	Base density:	Additional density considered up to:
20m	5-6	6	Purple	2:1 FSR	5:1 FSR
25m	7-8	8		1.6:1 FSR	3.5:1 FSR
30m	9-9	9-10	Red	1.6:1 FSR	3:1 FSR
30-37.5m	10-11	11-12		1.2:1 FSR	2.5:1 FSR
			Brown	1.2:1 FSR	2:1 FSR



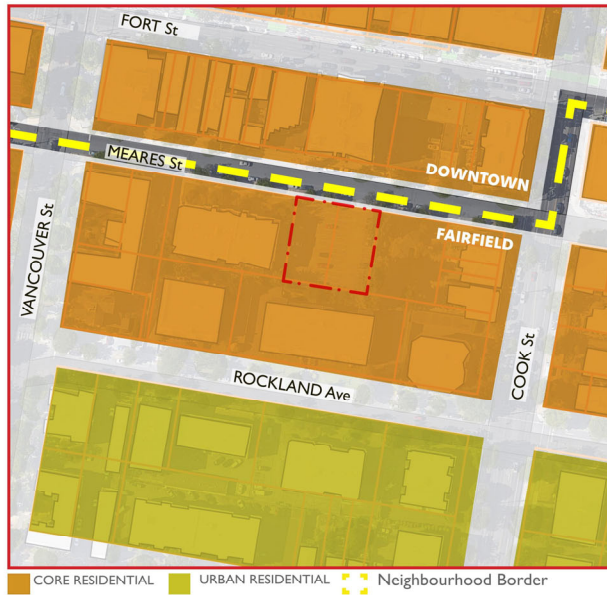
Maximum Density Map - From Fairfield Neighbourhood Plan - Page 47

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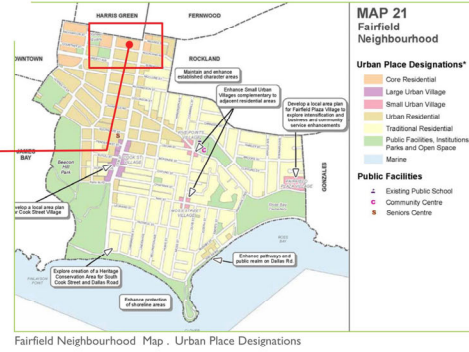
# OCP FRAMEWORK: URBAN PLACE DESIGNATION



## Urban Place Designations

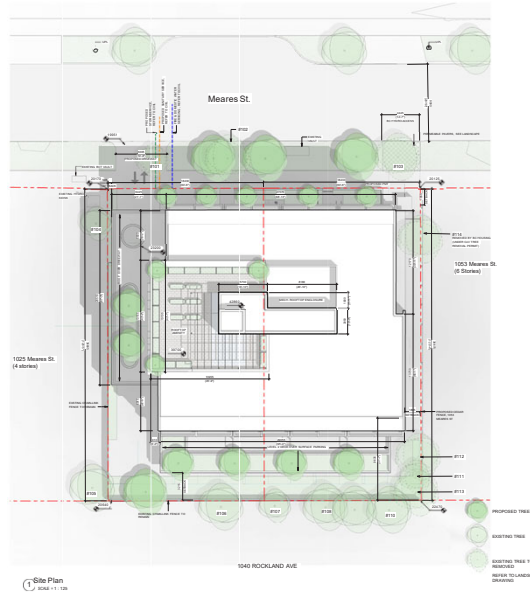
Core Residential : Multi-unit residential,

- Up to 20m height allowable
- Up to 1.5:1 to 3:1 FSR allowable
- Up to 6 story allowable



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# SITE PLAN



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