



Fern Townhomes

Contents

APPLICATION BRIEF

December 2020

PROPERTY

1326 Pandora Avenue
Victoria, BC V8V 3R5

Lot 11, Spring Ridge, Victoria City, Plan 991
PID: 008-123-331

APPLICATION TYPE

Rezoning Application
Development Permit Application

PROJECT TEAM

Curate Developments
September Architecture
Biophilia Design Collective

PROJECT CONTACT

Sam Ganong
Curate Developments
sam@curatedevelopments.com
250 589 3254

ABOUT

This project brief outlines Curate's development vision for a new townhouse development in the Fernwood Neighbourhood. Included in this document is an overview of the proposed development concept, the applicable policy documents and guidelines, and our overall rationale with

ACKNOWLEDGEMENT

We acknowledge with respect the Lekwungen peoples on whose traditional territory the property stands and the Songhees, Esquimalt, and WSANEC peoples whose historical relationship with the land continue to this day.

PROJECT TEAM	4
PROJECT VISION	6
PROJECT OVERVIEW	9
NEIGHBOURHOOD CONTEXT	10
SITE CONTEXT	12
PLANNING GUIDANCE	14
Policy Context	14
Mobility Context	15
DESIGN CONCEPT	16
Design Inspiration	18
Key Design Moves	20
Typical Floor Plan	22
Renderings	24
Floor Plans	30
Elevations	34
LANDSCAPE DESIGN	38
Landscape Plan	40
Landscape Materials	42
SUSTAINABILITY	44
MATERIALS	45
COMMUNITY ENGAGEMENT	46

Project Team

Curate Developments

Curate is a design focussed real estate development company based in Victoria, BC. We work to combine the best of modern approaches with timeless design principles to create homes with lasting relevance and value.

We look for opportunities to help create something a little different. Through our passion for architecture, urban design, and healthy communities, we are driven by our intent on creating better design for life. We seek to partner with like minded groups who inspire us and are dedicated to their craft. Our passion and integrity underscore our decision making process, instilling a foundation where our values guide us.



September Architecture

Founded in 2019 by Brendan Callander and Shiloh Sukkau, September is an emerging practice that specializes in custom residential and hospitality design. With their complementary backgrounds in construction and visual arts, September combines a hands-on approach to objects and spaces with specific attention to material, craft and concept, bringing a generous sensibility to all projects.

With a pragmatic approach to design, September is able to respond creatively to project restraints, and work well with clients who appreciate a thoughtful process, creating effective design that is both socially responsible and relevant. Their projects often invest in material exploration, and include collaborations with local craftspeople and artists to create warm, habitable contemporary spaces.



Biophilia Design Collective

Biophilia is a Victoria based, landscape architectural and design firm established in 2012. We provide full service landscape design and construction supervision services for a wide range of project types – civic, mixed use commercial and multi-family residential. We work closely with the design team and develop strong working relationships with fabricators and landscape contractors.

As our name implies, our company focuses on the natural environment and human interaction with nature. It is with this belief that we begin our design process, creating spaces that enhance the natural environment and connect people with nature. We believe that nature and specifically plants, natural light and fresh air make humans happier. It is with this belief that we begin our design process, creating spaces that connect people with nature and enabling them to heal and thrive.



Project Vision

Fern is a proposed townhouse development in the Fernwood Neighbourhood seeking to create homes centred around the need for more family housing in the city. The contemporary approach will provide a relevant but contrasting form to the neighbourhood’s older dwellings while reflecting the eclectic nature of its surroundings.

Guiding Principles

HOMES FOR FAMILIES

Families need more housing options in existing neighbourhoods close to schools, work, and other amenities. All of our units are three bedrooms, with both the interior and exterior of the homes being designed to consider the needs of families. Bright, open living spaces, natural light, large outdoor space, and storage in the right spots are all design elements incorporated into these homes.

ENVIRONMENTAL SUSTAINABILITY

We are dedicated to creating homes that have lasting relevance, which is why we are incorporating several environmentally sustainable elements. This includes committing to Step Code 3, providing EV and E-bike charging in convenient locations, designing passive solar screening, committing to no natural gas, and installing solar panels.

INSPIRING ARCHITECTURE

Our collaboration with September Architecture was a purposeful decision to ensure a creative approach was applied to this narrow in-fill lot. The collective goal is to deliver a contemporary form while reflecting the existing neighbourhood grain. We believe these opportunities to provide contrast between traditional and contemporary ultimately help celebrate the old while responding to our modern times.

CONNECTION TO OUTDOOR SPACE

The relatively urban setting of the property often means outdoor space is an afterthought. The collaboration between architect and landscape architect has produced a concept with the outdoors central to the design. This approach also reflects the needs of families where access to well-designed outdoor space often discourages them from living in more urban settings.



Project Overview

This rezoning and development permit application for 1326 Pandora Avenue is for four three-storey townhouses. Each unit will be 1,264 square feet with three bedrooms, two and a half bathrooms, one parking space and two bicycle storage spaces. The proposed density is 0.86 FSR with a site coverage of 35.8%. The current zoning is R-2 (two-family dwelling district) and the proposed new zone is R-T (traditional residential attached dwelling district).

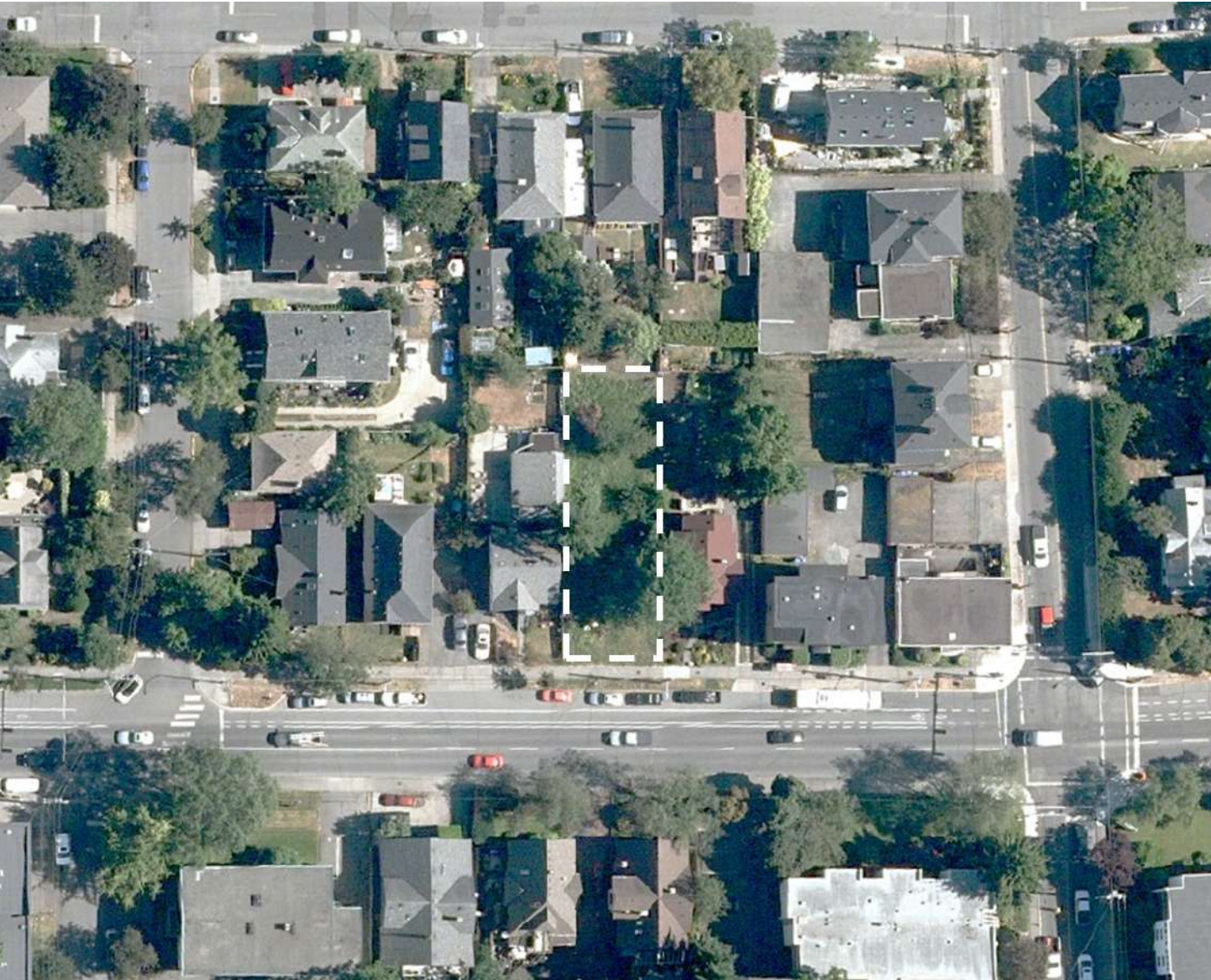
Neighbourhood Context

Fernwood is a predominantly residential neighbourhood located towards the northeast of the City of Victoria. It has a lively arts culture and has an eclectic character loved by its residents. The Fernwood Square lies at the heart of the neighbourhood and is a pedestrian oriented village centre. The Belfry Theatre anchors the village with a pub, local retail and artisan shops, cafes, and other amenities are supported by the surrounding residents. Fernwood is also well served by schools, parks, and a community centre. Fernwood has a population of 9,975 representing about 11% of the City of Victoria's population and 5,165 households.



Site Context

The property is located mid-block along the north side of Pandora Avenue between Fernwood Road and Camoson Street. The built form along this portion of Pandora Avenue includes a mix of single-family dwellings, duplexes, house conversions, and two to four storey multi-unit residential buildings. To the north of the property are single-family dwellings.



Looking northeast along Pandora Ave



Looking northwest along Pandora Ave



Looking south across from property

Policy Context

OFFICIAL COMMUNITY PLAN

In terms of land development, the overarching goals of the plan include having a compact development pattern that uses land efficiently and provides residents with centers supporting economic activity and a diversity of housing options within walking, wheeling, or cycling distance.

Our development proposal responds in a meaningful way to advancing the objectives of the Official Community Plan primarily through providing sustainable, walkable and cycle friendly housing options for families in a relatively urban and compact neighbourhood setting.

LAND USE DESIGNATION

The subject property has a land use designation within the OCP of Traditional Residential. The Traditional Residential areas of the city consist primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including, single, duplexes, townhouses and row-houses, house conversions, and low-rise multi-unit residential and mixed-use buildings up to three storeys in height located along arterial and secondary arterial roads.

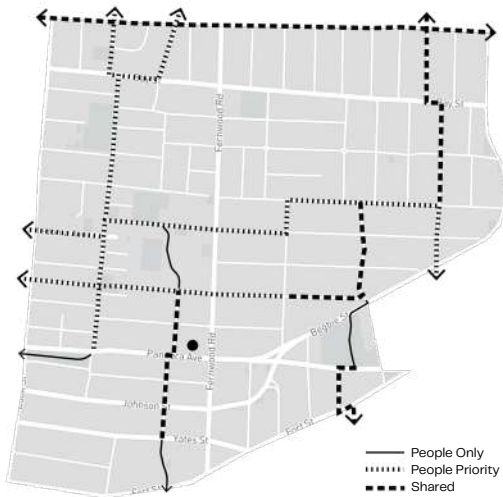
The proposed development is located on Pandora Avenue, which is designated as a Secondary Arterial Road. Based on this, the OCP supports multi-unit buildings up to three storeys including attached residential and apartments. The allowable density is up to approximately 1.0 FSR.

Our proposed height of three storeys and density of 0.86 FSR are within the OCP guidelines.

DEVELOPMENT PERMIT AREA 16

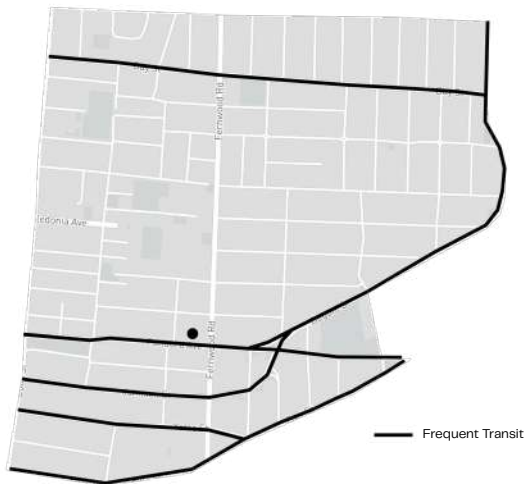
Our development proposal will include a Development Permit Application which runs concurrently with our Rezoning Application. As a result, our proposal has been designed in response to the applicable design guidelines of DPA 16: General Form and Character. The design guidelines that have been reviewed and applied are:

- (a) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- (b) Design Guidelines for Multi-Unit Residential, Commercial, and Industrial Development (2012)
- (c) Guidelines for Fences, Gates and Shutters (2010)



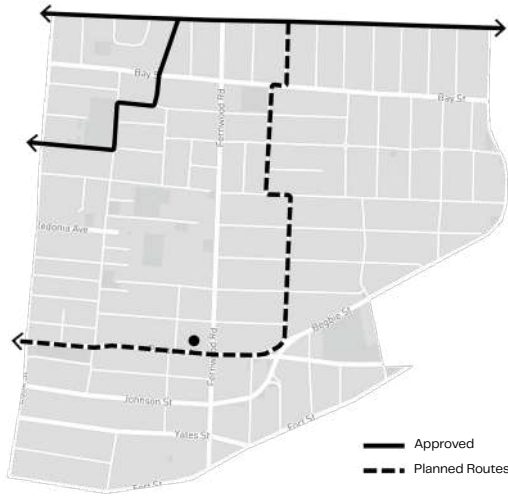
GREENWAYS

The property is located adjacent to the People Priority Greenway running north/south along Camosun Street. This location has a Walk Score of 84 which is defined as very walkable and most errands can be accomplished on foot.



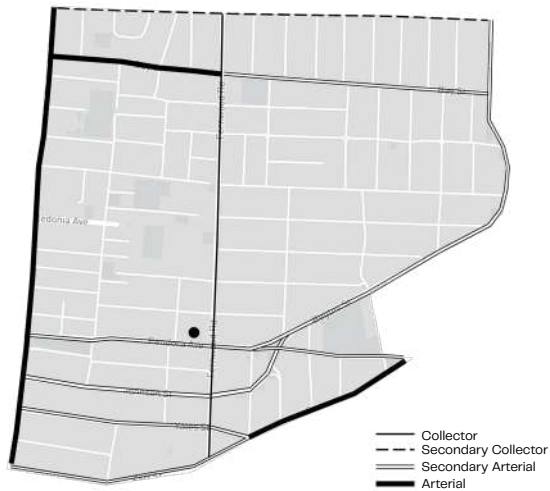
TRANSIT

With Pandora Avenue being a Frequent Transit Route, the proposed development is well serviced by public transit.



AAA CYCLING NETWORK

Pandora Avenue, east of Cook Street, is planned to see the AAA cycling network extended to Begbie Street. This location has a Bike Score of 92, meaning daily errands can be accomplished on a bike.



STREETS

The subject property is located on Pandora Avenue which is designated as a Secondary Arterial Road.

Design Concept



The core intention of this project is to provide thoughtfully designed homes for families to live in. A significant amount of consideration has been put into ensuring each home receives a significant amount of daylight, has direct connection with the natural environment, and functions as a modern, warm, comfortable space.

Given the unique parameters of having a narrow and deep site as well as the requirement to provide on-site parking, we wanted to ensure that a connection to green-space was prioritized. The vehicle access and pedestrian access have also been purposefully separated rather than shared which has become common amongst urban infill townhouse developments.

The interior courtyard of each unit is central to the design concept, allowing natural light into all living spaces and providing a seamless extension of the interior living space to the outdoors.

A view into the courtyard is enjoyed from almost every room and corridor in the home and it is accessible from both the patio off the main living space and the master bedroom. This landscaping also extends to the parking level which creates a space that is both bright, safe, and comfortable.

In addition to the courtyards, the front and rear units have additional yard space incorporation patio space, stepping stones, and extensive plantings.

The form of the building is modest in size and fits within the existing character and grain of the neighbourhood. The articulation of the building form allows for privacy and maximizes window sizes to allow for daylight while not jeopardizing loss of privacy.

The design is respectful towards the surrounding neighbours with consideration of privacy having no direct overlooks and carefully considered window placements.

In addition, the internal courtyard spaces are surrounded by a perforated cladding that acts as both a passive solar shade as well as a privacy screen. This cladding will also help diffuse light coming from the units, helping to reduce light pollution.

Each of the unit entries is accessed from the pedestrian pathway along the east of the property. A gate at the entrance to this pathway on Pandora Avenue incorporates way-finding and provides a visual cue leading visitors to the front doors. Each entry is recessed with a metal canopy above and a metal grate at the bottom which is slightly elevated above plantings.

Each front entry is designed to provide an attractive sense of arrival. The entries are recessed with a metal awning for weather protection and a metal grate underneath the foot which is slightly elevated above landscaping. Additional landscapign to the side of each front door, unit numbers, sconce lighting, and overlooking windows all provide a comfortable entry to each home.

Design Inspiration

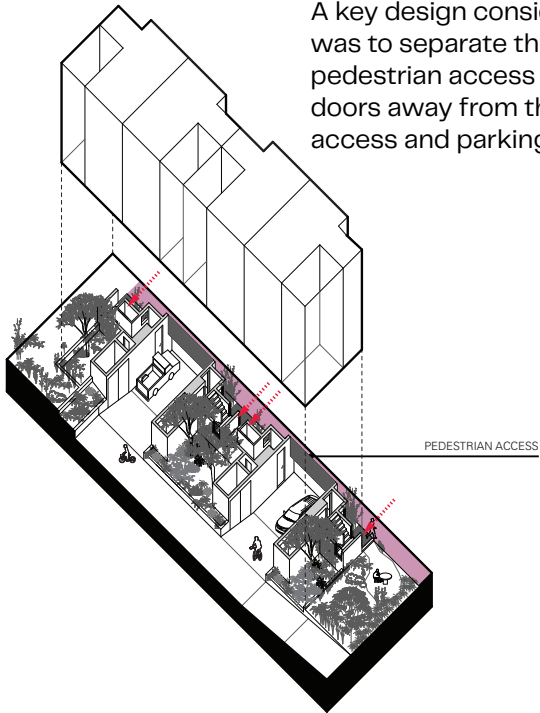


- 1 Exterior materials to be pre-finished so they age well and require little maintenance. A soft green colour is envisioned.
- 2 A contemporary approach to the exterior featuring private and semi-private outdoor space which are attractive not only during the day but also during the evening.
- 3 Perforated metal screens are incorporated to provide visual interest, a sense of depth to the design, and offer privacy for residents and surrounding neighbours.
- 4 Integrating entries and balconies with softscape offers a well rounded and comfortable design to enjoy at multiple points throughout each unit.
- 5 A central courtyard with understory plantings and a feature tree for each unit provides an urban escape.

Key Design Moves

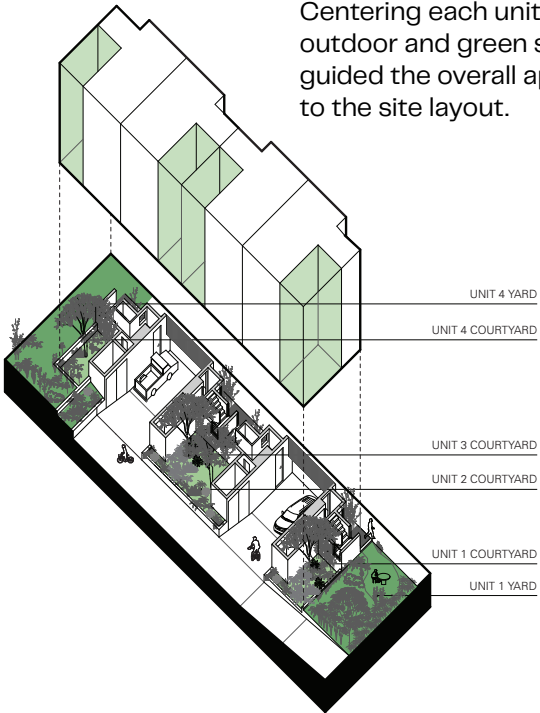
PEDESTRIANS

A key design consideration was to separate the pedestrian access and front doors away from the vehicle access and parking.



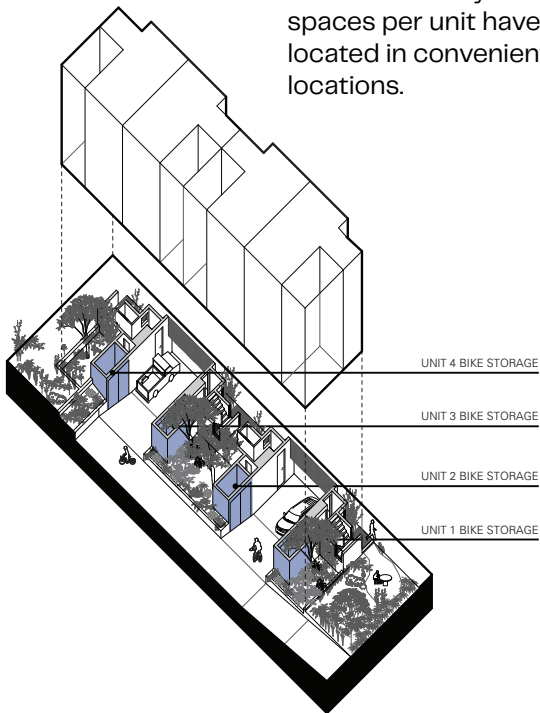
OUTDOOR SPACE

Centering each unit around outdoor and green space guided the overall approach to the site layout.



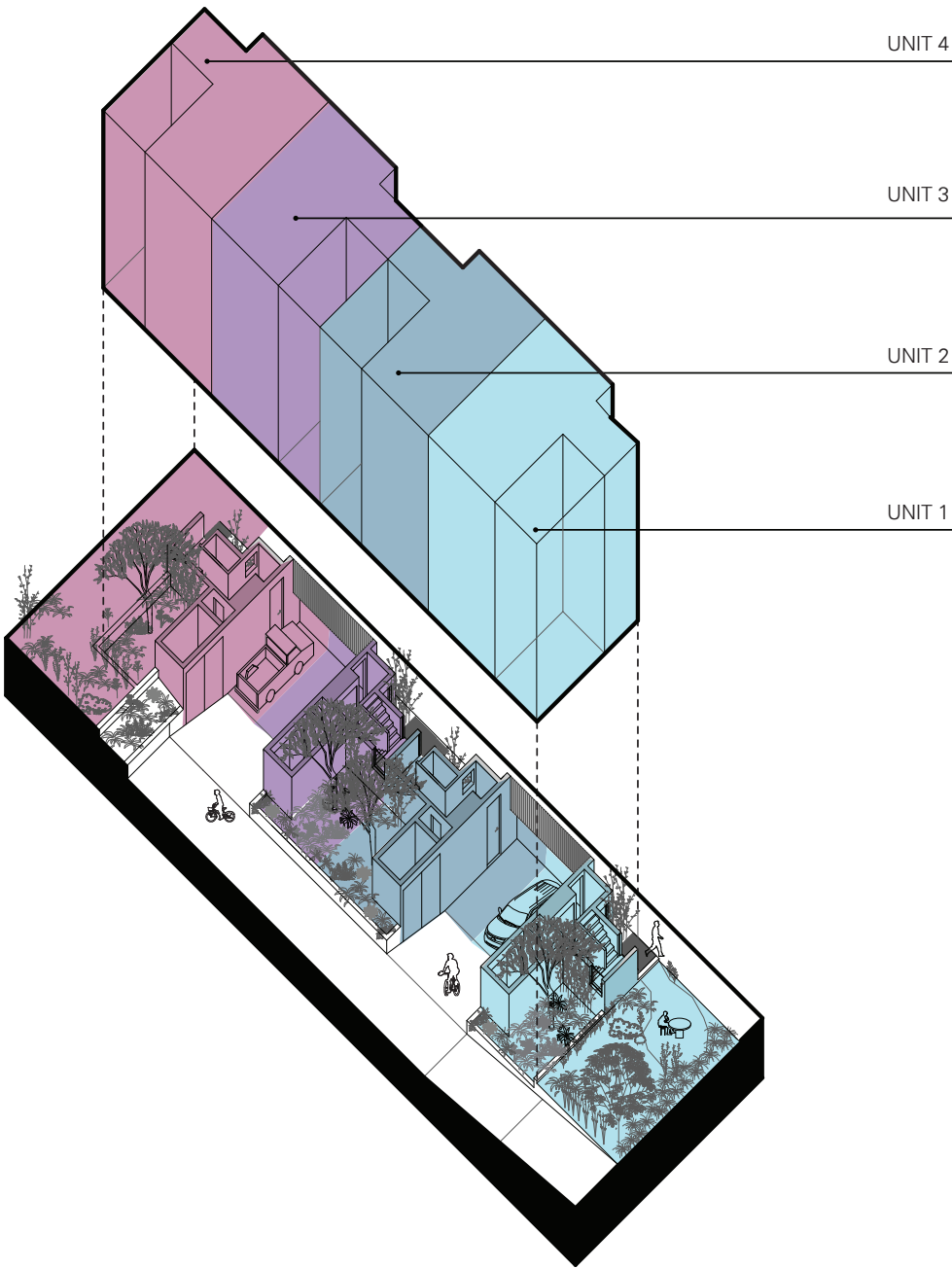
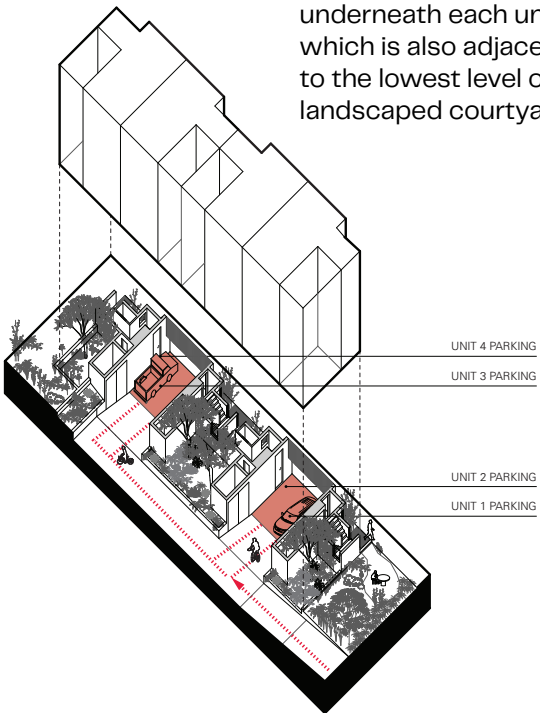
BIKES

Two secure bicycle storage spaces per unit have been located in convenient locations.

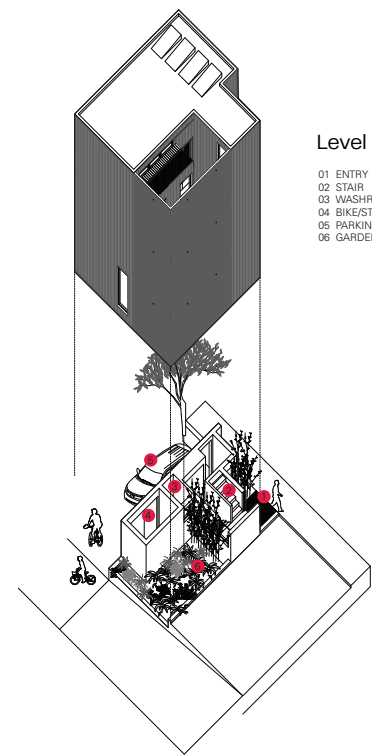


PARKING

Parking is tucked underneath each unit which is also adjacent to the lowest level of the landscaped courtyard.

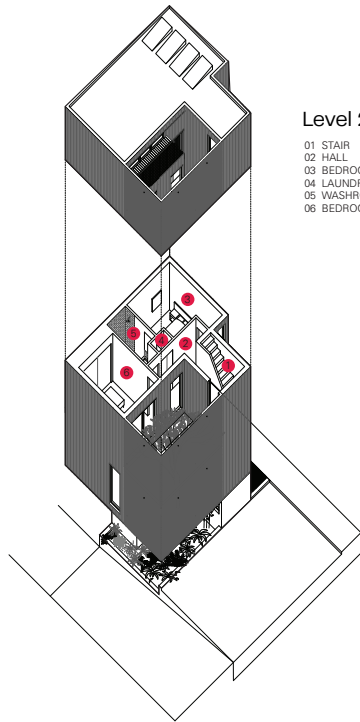
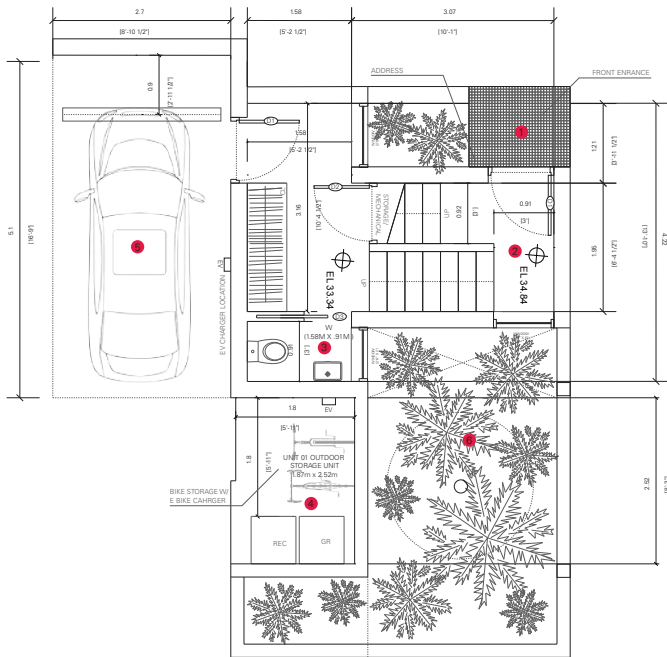


Typical Floor Plan



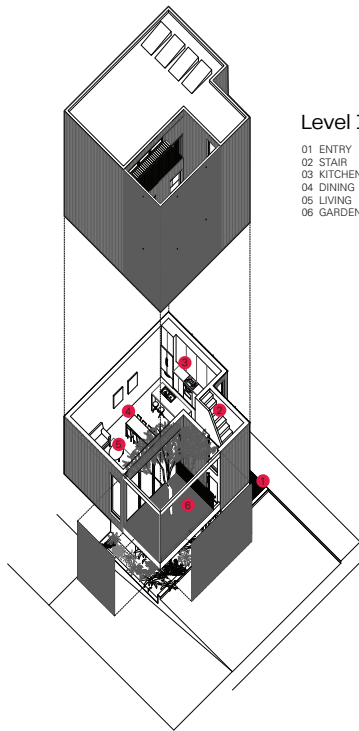
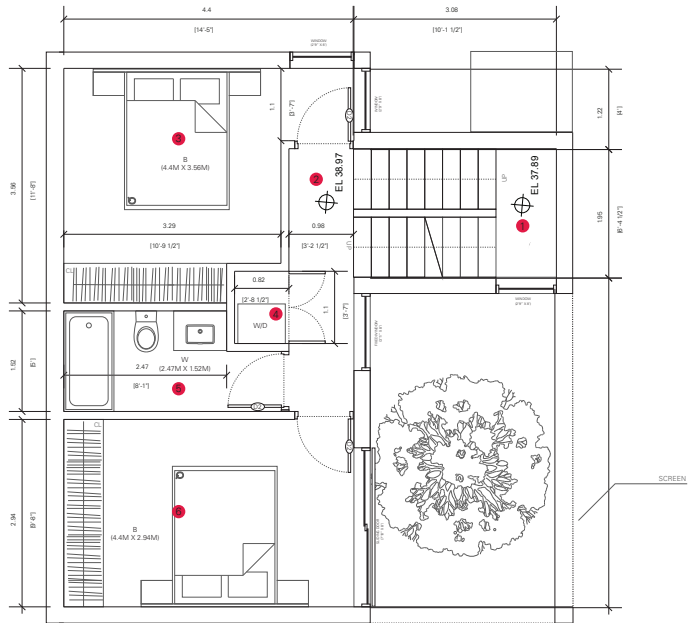
Level 0

- 01 ENTRY
- 02 STAIR
- 03 WASHROOM
- 04 BIKE/STORAGE/BINS
- 05 PARKING
- 06 GARDEN



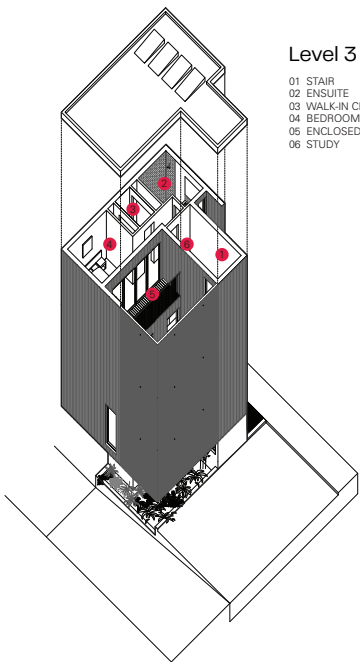
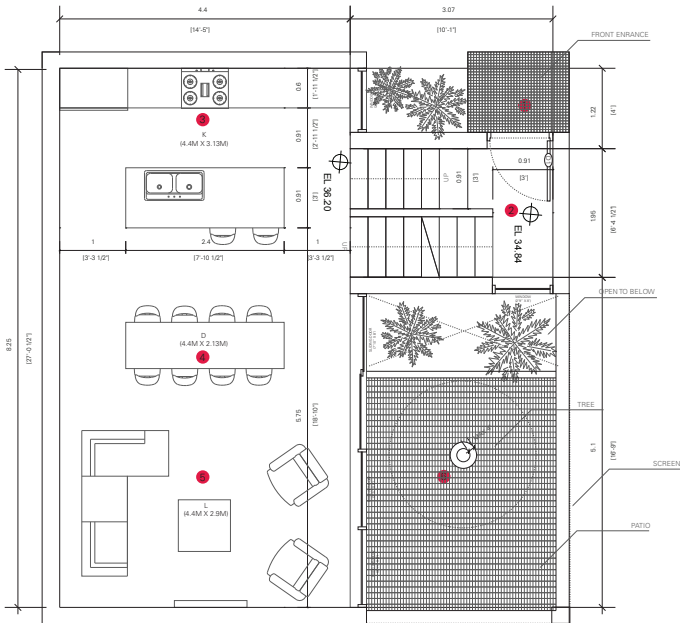
Level 2

- 01 STAIR
- 02 HALL
- 03 BEDROOM
- 04 LAUNDRY
- 05 WASHROOM
- 06 BEDROOM



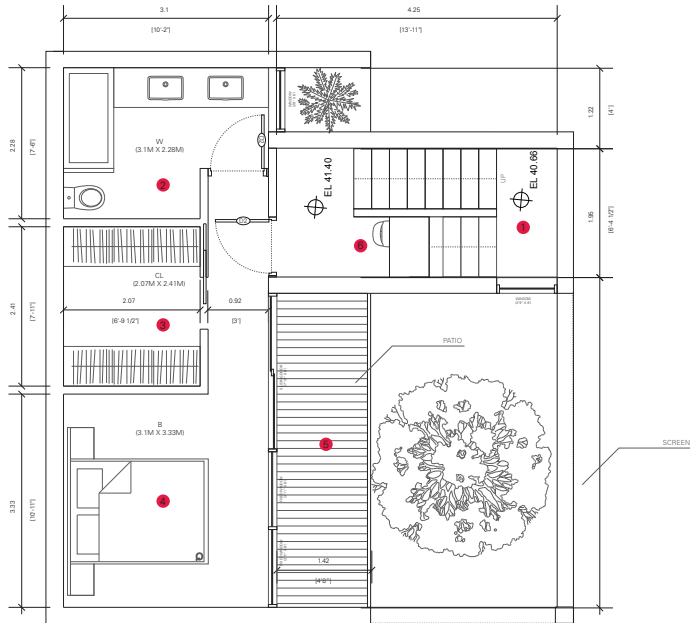
Level 1

- 01 ENTRY
- 02 STAIR
- 03 KITCHEN
- 04 DINING
- 05 LIVING
- 06 GARDEN PATIO



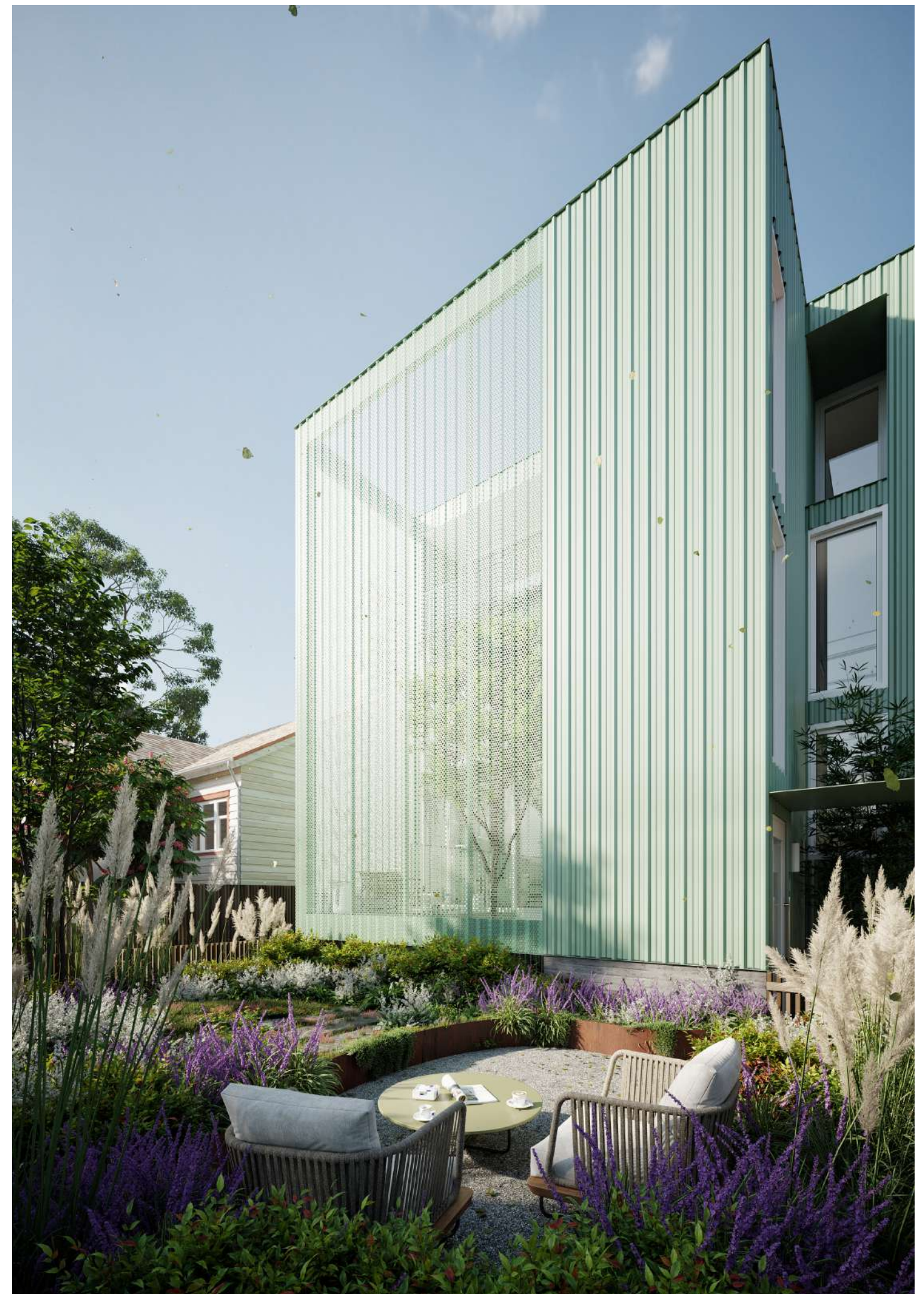
Level 3

- 01 STAIR
- 02 ENSUITE
- 03 WALK-IN CLOSET
- 04 BEDROOM
- 05 ENCLOSED BALCONY
- 06 STUDY



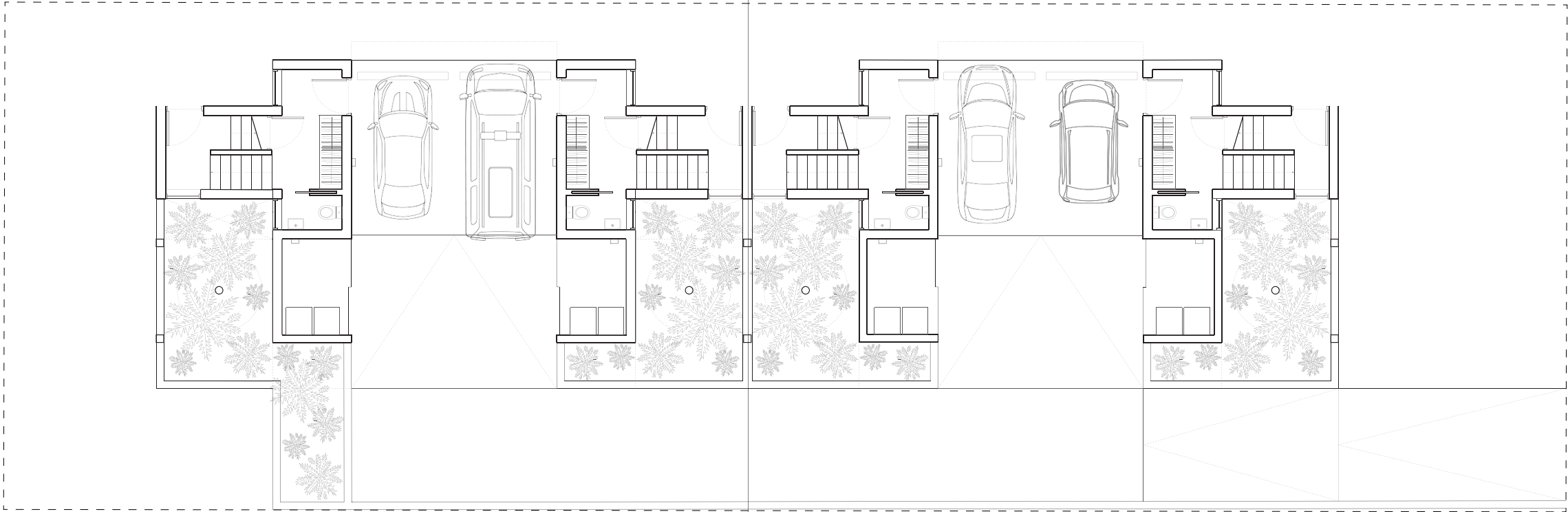
Renderings







Floor Plans



Level 0

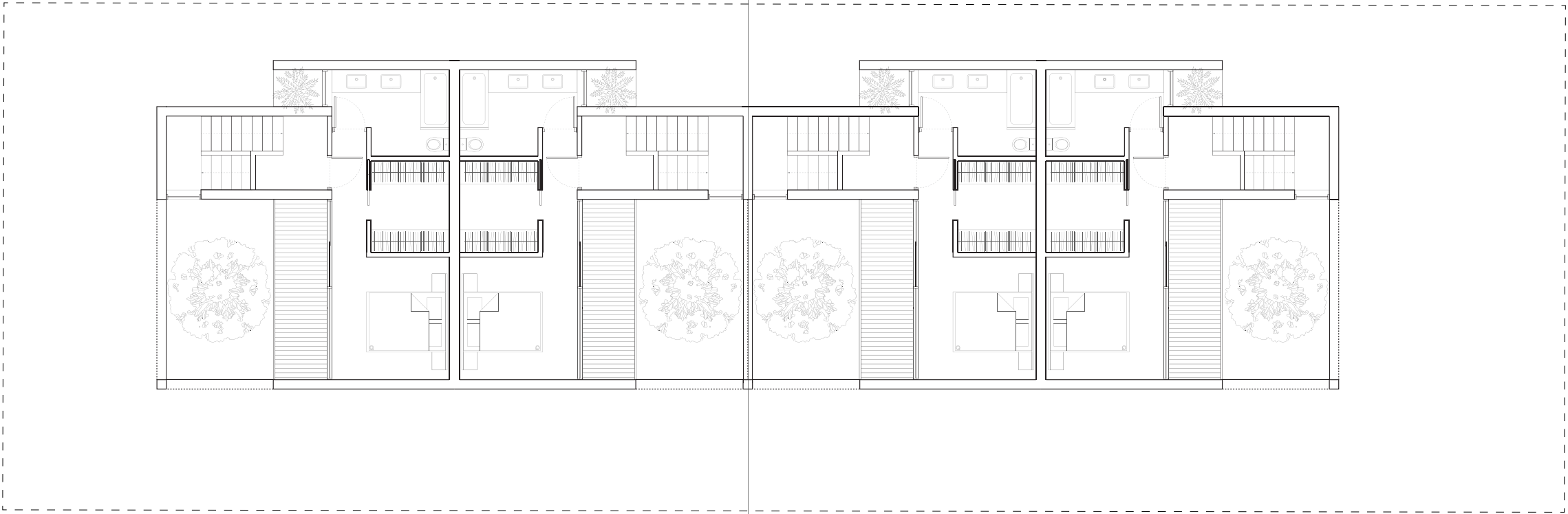


Level 1

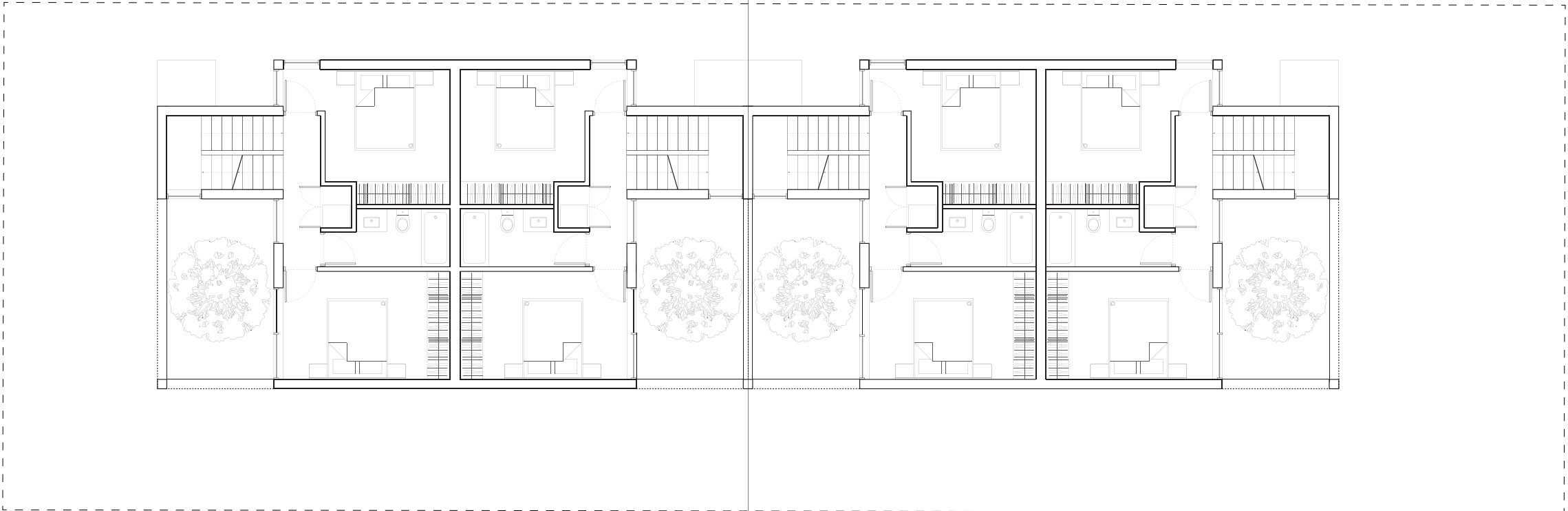
Pandora Ave

Pandora Ave





Level 2



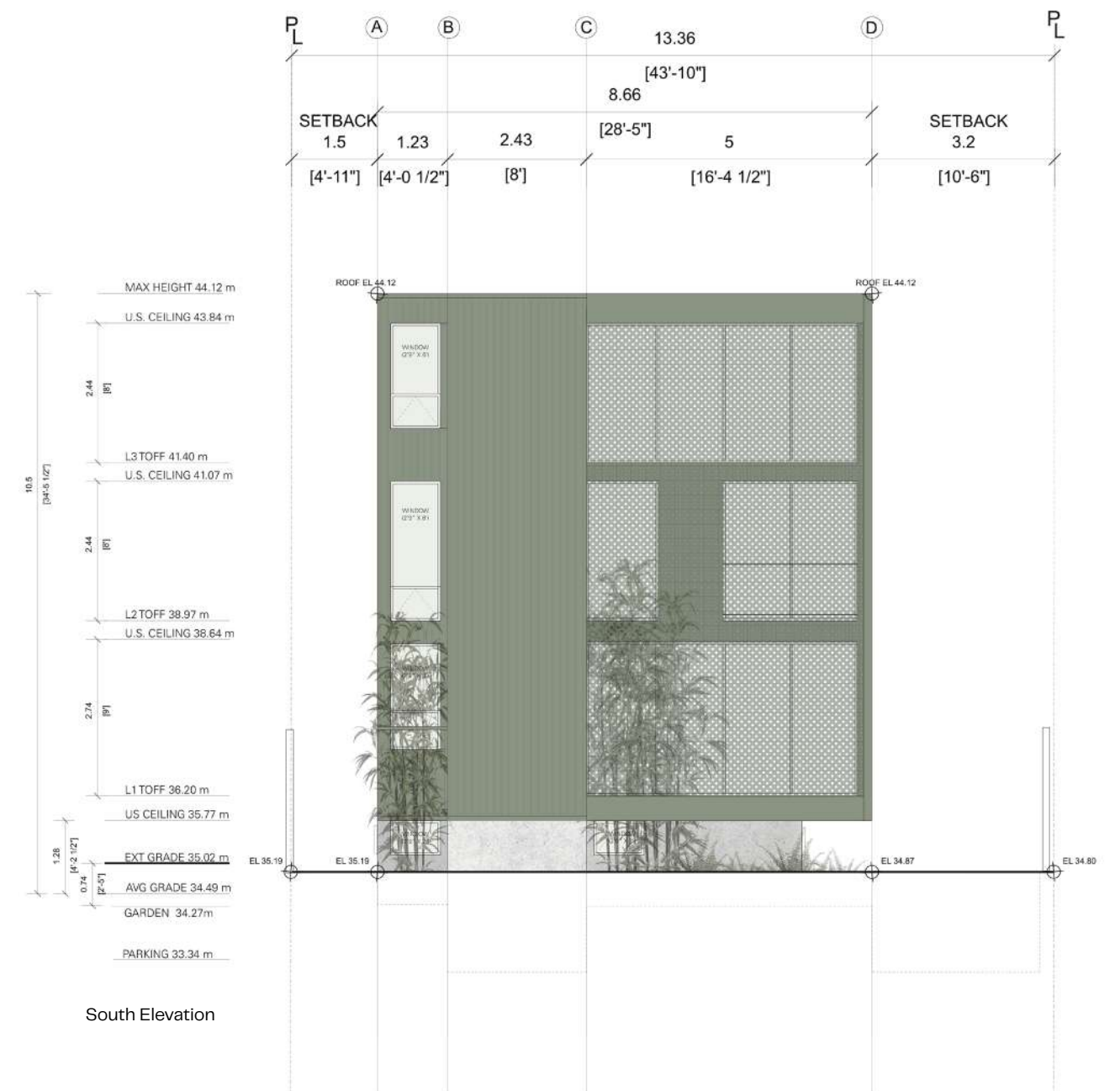
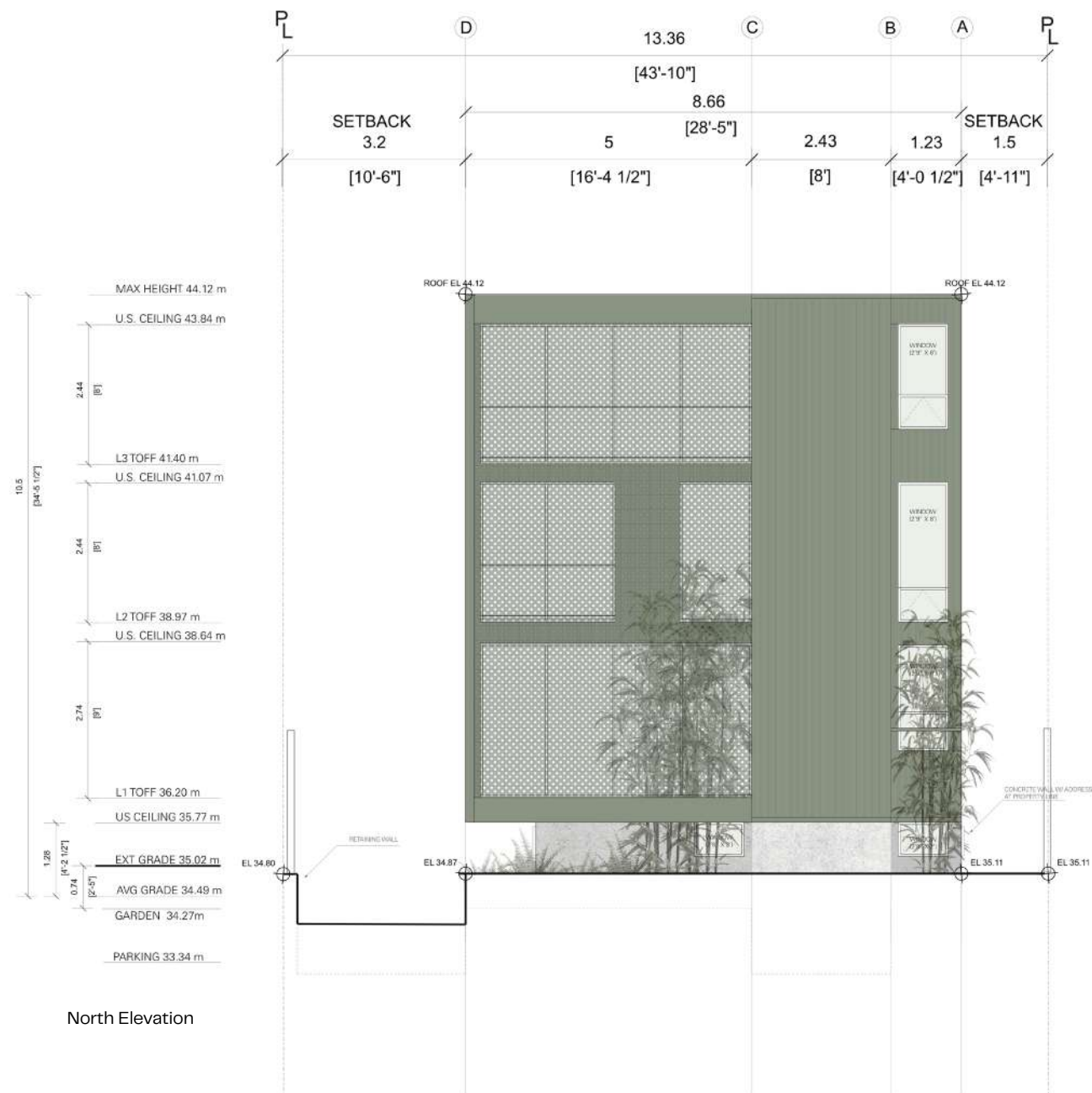
Level 3

Pandora Ave

Pandora Ave



Elevations



Elevations



East Elevation



West Elevation

Landscape Design

Our approach to this landscape design was to create gardens that provide meaningful outdoor space for the residents of this development. As these homes are designed for families we provided space for both dining on permeable sealed gravel and play on a lawn area surrounded by gardens. These spaces have a subtle separation of natural stepping stones.

The plant material is layered to create interest and depth in a intimate space. Corten walls are used to elevate the gardens around the lawn and patio to make it feel more intimate and interesting. The fencing is designed to be pervious to light and kept low along the front boulevard transition so as to keep visual connection to the neighbourhood while still having a safe and private boundary for the users.



Landscape Plan



LEGEND

	PROPERTY LINE		SOD		SAW CUT CONCRETE SIDE PATH		SOD MUNICIPAL BOULEVARD AREA
	6' CEDAR FENCE		EXTERNAL LANDSCAPE AREA		PERMEABLE PAVERS		MUNICIPAL CONCRETE SIDEWALK
	3' CEDAR FENCE		INTERNAL LANDSCAPE AREA		ROMEX PAVED PATIO		SITE TRIANGLE
	CORTEN EDGING						
	LIGHTING FIXTURE						

Landscape Materials

PLANTING PALETTE



Bunchberry



Honey Locust Tree



Evergreen Huckleberry



Liriope Silver Dragon



Aralia Cordata Sun King



Spreading Plum Yew



Deer Fern



Sword Fern



Angel's Tears



Artemisia



Liriope Muscari



Miscanthus



Koi Bamboo



Grevillea Victoriae



Kokedama Moss

ATRIUM DESIGN



Japanese Tassel Fern



In the interior garden spaces, the central feature is a Japanese Maple which will fill the interior courtyard space and provide a grounding element and focal point for each residence. The understory will be a layered native shade garden of ferns and delicate, lush ground cover. Tall bamboo will provide movement and softening to the exterior facade and entry areas.

HARDSCAPE MATERIALS



Permeable Pavers



Smooth Concrete



Permeable Gravel



Flagstone



Corten Patio Edging

Sustainability

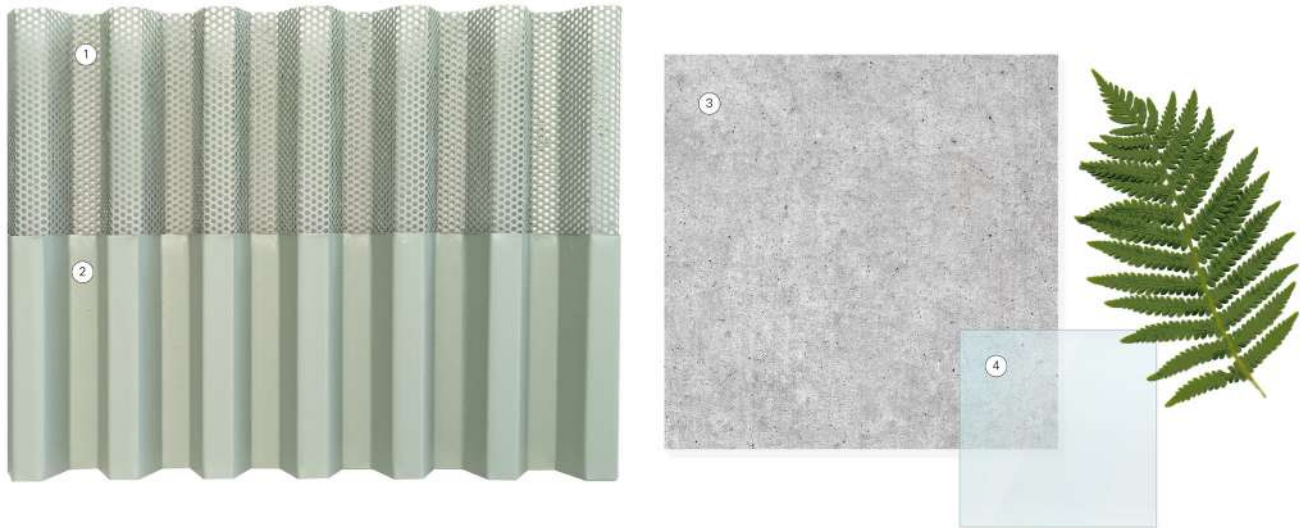
Base Conditions

STEP CODE	ELECTRIC CHARGING
This development will be built to a minimum Step Code 3, meaning the homes will be at least 20% more energy efficient compared to the BC Building Code.	Each unit will be equipped to include electric vehicle charging stations as well as charging outlets for electric bikes within the bike storage area.

Upgraded Conditions

PASSIVE SOLAR	SOLAR PANELS	NATURAL GAS
The design incorporates perforated screens in front of the primary living space windows to not only act as privacy screening but also to reduce passive solar gain. This will help keep the units cool in the summer months, reducing the need for mechanical cooling.	Each unit will include approximately 92 square feet of solar panels on the roof. This will provide each unit with a 1.7kW system resulting in about 2000kWh of solar production per unit per year. This will provide an approximate 15% energy offset.	We are dedicated to creating sustainable and environmentally friendly homes, and for this project we are committing to no natural gas reducing the use of greenhouse gas emissions.

Materials



- 1. Corrugated perforated metal screen in mist green
- 2. Corrugated metal siding in mist green
- 3. Cast in place architectural concrete
- 4. Transparent glass windows with white vinyl frames

Community Engagement

We look for opportunities to engage with neighbours and other community stakeholders in a variety of ways and as often as possible. We are also dedicated to maintaining positive engagement throughout the development application process, and not just as we work through the preliminary application process.

Engagement To-Date

DIRECT MAIL	PRESENTATION TO FERNWOOD NA	ONE-ON-ONE MEETINGS
A direct mailer was sent to all immediately adjacent neighbours to introduce them to Curate and let them know we would be bringing forward a development proposal for the property.	On November 5, 2020 the project team including the architect and landscape architect presented a preliminary development concept to the Fernwood Neighbourhood Association.	We have spoken with and met directly with several of the immediately adjacent neighbours to discuss our preliminary development proposal.

Engagement Channels

CURATE CONTACT	FERNWOOD COMMUNITY ASSOCIATION LAND USE	CITY PLANNING
Sam Ganong 250 589 3254 sam@curatedevelopments.com 841 Fort Street Victoria, BC V8W 1H8	Alieda Blandford Kristin Atwood 250 384 7441 fernwoodlanduse@gmail.com 1923 Fernwood Road Victoria, BC V8T 2Y6	Jim Handy 250 361 0523 jhandy@victoria.ca No. 1 Cenennial Square Victoria, BC V8W 1N9

