



## WA Architects Ltd.

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## Project #21060

### Design Rationale for 1752 Island Highway

Nov 15<sup>th</sup>, 2021

1752 IH mix-used Residential Development is located in The City of Colwood, on the Island Highway, directly in front of the Greater Victoria Public Library, and immersed in a high transit network and commercial area. The west property line faces a lane connected to Wilfert Rd, at the edge of a natural and wildlife corridor of the Millstream Creek.

The current area is zoned CS2 (Highway Commercial,) however this development is proposing a New Comprehensive zone to be considered to achieve density, height, setbacks and mix of land uses presented (aligned with the existing OCP, Mixed Use Employment Centre). Following the rezoning application suggestion by Yazmin Hernandez's email on Oct. 10,2021.

We are proposing a modern five-story mix-used residential wood frame building on top of a one-story concrete podium, and a structured underground parkade. This development will accommodate a total of 80 rental residential units ranging from 567 sf (53m<sup>2</sup>) studios to 1,250 sf (116 m<sup>2</sup>) live/work lofts and 2 Commercial units with 1,531 sf (142m<sup>2</sup>) and 1,712 (159m<sup>2</sup>). An outdoor and Indoor 645sf (60m<sup>2</sup>) amenity room is located on the second floor.

Parking requirements will be met with a combination of indoor parkade (93 stalls) and a small number of surface parking (10 stalls), totaling 103 parking stalls. In addition, 115 bike parking stalls proposed, which is well over the 86 stalls required. Additionally, a visitor bike parking is proposed in front of the building.

Building massing primarily spans East-West, ending with articulations at both ends of the residential levels. The dark-coloured base, the rhythmic run of storefront windows with signage, and the overall volume and massing proportions really makes the commercial element stand out. A modern monument sign marks the entry to the site. Horizontal signage bands emphasize the individual CRU spaces (with addresses) and a directional sign identifies where the Live/Work lofts reside. Strategically located, the surface parking is "hidden" from view by the building.

At ground floor, facing the Island Highway, the project offers a pedestrian friendly public plaza, with benches and green areas activating the street face and at the same time, creating a sense of enclosure, street vitality, safety, and contributing to the public realm. To improve site walkability, surface parking within a front yard was eliminated, and just one driveway is crossing the



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sidewalk. The commercial zone is strategically located very near the highway as required by OCP.

Adhered to Community Plan Land Use Designation as “Mixed Use Employment Centre”, 9 live-work units are proposed. All live-work units have direct access off the south public pathway, allowing for some separation between the uses of the building.

Along with the existing cycling network at Island Highway, the residents will enjoy a convenient and secure bike room, located close to the Residential entry. This bike room also includes a maintenance station, and a bike wash area.

As part of the effort towards the natural environment protection, significant tree retention is proposed on site, at the south property line and the underground parkade walls have been configured around the existing tree. An arborist report is in-progress to confirm viability. A landscape buffer and green landscape strips break up the asphalt/concrete transition and surrounds the surface parking and adjacent lots.

A mid-block pedestrian connection between Island Highway and Wilfert Road will be incorporated on the south property line. This linkage would provide pedestrian connection to the future terminus of Wilfert Road cul-de-sac through the property to the West of this site.

1252 IH Residences is a purpose-built rental development that uses a high level of design and generous programming to provide the City of Colwood’s residents a unique place to live.

END