

August 21, 2022

Bill Brown

Development Services

1229 Esquimalt Road, Esquimalt, BC



### Design Rationale

#### Kindersley Townhomes

##### 861 Kindersley Rd, Esquimalt

The main objective for this project is to create five new missing middle family homes on an oversized lot. This townhome development would create a buffer between multifamily zoning to its east and the established single-family neighborhood to its west.

#### Context:

The proposed site is located close to a well-connected Admirals Road, near several bus routes, and the E&N rail trail. Being walking distance away from all levels of schools, restaurants, grocery stores, recreation center, library and much more makes it an ideal spot for young families to grow into. The proposed townhomes will seamlessly integrate into this vibrant community, providing homes for five new families, while not imposing on the existing street scape.

#### Site conditions and site plan design:

The site topography is moderately sloped, with an elevation gain of 2 meters from rear to the front of the property. The site has one mature tree at the front, which the development proposes to keep.

Proposed vehicular site access is off Kindersley, in the north-west corner of the site.

Substantial right of way along the south property line, and a mature tree along the north property line dictated the placement of two buildings on site.

Two separate buildings of 2 and 3 units are proposed, with a mixture of 3- and 4-bedroom units, resulting in FAR of 0.7, and site coverage of 38% (in line with many similar townhome projects in the Township). The proposed building massing is a significant distance away from neighbors on all sides and is not imposing.

Total parking provided is 7, comprising of 5 residential (garages) plus 2 visitor stalls at grade. This comes to a ratio of 1.4 stalls per unit.

It is important to note that parking in general is not a problem for this road, as it only has homes on one side of it, with plenty of street parking available. Permeable paving is proposed for the internal road to help mediate development's water run-off.

Visitor bike racks are provided for guests choosing alternative modes of transportation.

Front units are street oriented, with front doors facing Kindersely Rd. This creates an engaging street interface, while the mature tree in combination with two new boulevard trees, provide separation and keep these front patios feeling private.

### **Unit Design:**

Two spacious unit plans were created for this development. Front building has two 4-bedroom units, 1880sf in size. Rear building has three 3-bedroom units, 1650sf in size.

All units have oversized garages conducive to family life, large bedrooms, and lots of private outdoor space (balconies and ground floor patios.)

### **Design aesthetic:**

Overall massing for this project is broken down into small 2- and 3-unit buildings, so the massing is well-proportioned to visually provide transition between multi-family developments and single-family homes.

Modern look with pitched roofs and carefully selected palette of complimenting materials offers visual interest from various viewpoints.

Shorter buildings also means more end units, maximizing opportunities for windows, views, and daylight. Repetition in design is avoided, and each building façade is unique. Oversized windows and patio doors bring in ample light and fresh air.

All materials used are durable and low maintenance. Monochromatic colour palette proposed adds a modern spin to the traditional building form.

### **Landscaping:**

Extensive landscaping is an integral part of this development. An existing mature tree is retained, and new trees are proposed wherever space allowed. Every square inch of this lot that is not taken up by building form proposes thoughtful landscaping, to ensure every unit has visual connections to greenery.

Southern communal amenity will make a great gathering place for adults and children of this development, while being pleasantly shaded from direct sun by the neighboring oak.

We trust that this letter explains the intent and thought behind this project.

If you have any questions, do not hesitate to contact me.

Xeniya Vins

Architect

416.876.48.46

Xeniya.vins@utoronto.ca

