

VIRTUOSO VOLARE

SCAFE RD. & WREN PL.

Design Rationale

Located near the corner of Scafe Road and Strathmore Road, and backing onto Wren Place, this development provides high-quality residential accommodation, complete with dedicated outdoor amenity space as well as a communal rooftop patio.

The building is oriented towards Scafe Road, with a series of stone-clad active streetfront dwelling units that reach out along the curve of the street, establishing an active streetfront and reinforcing the residential character of the neighbourhood. A dark brick clad volume floats over the streetfront units, set back from the street to respect the residential scale and rhythm.

Parking for the building is split between at-grade parking, which has been tucked away at the rear of the site, and one level of below-grade parking. Entry to the parking area is provided off of Wren Place in order to preserve the pedestrian character of Scafe Road. The ground floor parking area is surrounded by landscaping, and accommodation has also been made for the 'Porcher Park Pathway' which connects to existing pedestrian trails in the area and helps enhance the public realm. Further outdoor space is provided in a ground level outdoor amenity area, as well as a rooftop patio space for residents.

The massing of the building has been composed to balance the visual scale of the building and help it blend into its surroundings. Balconies (1 per unit) are typically recessed to subdivide the building massing and articulate the facade. By pushing the streetfront units out along Scafe Road, the building creates layers of activity along the sidewalk, rooftop patios and balconies beyond, which help animate the neighbourhood streetscape.

The material palette is focused on high quality materials in natural earth tones, and is intended to compliment the buildings residential surroundings. The streetfront units are clad in light coloured stone and separated by wood slat walls, providing privacy, shade and a potential area for foliage to grow. The dark brick volume beyond is punctuated with wood lined balcony alcoves, providing warmth and softening the buildings presence on the street. Brick and stone have been selected not only for their timeless appearance, but also their durability, particularly in the local climate. Small elements of colour have also been introduced in the balcony openings and the active streetfront unit doors, both as a wayfinding device and a way to animate the building facade. The rear volume of the building will be clad in high-quality white/grey composite cladding, and accented with wood and coloured elements. The materials are intended to complement each other to create a balanced, harmonious composition.



View of Active Streetfront Units



Aerial View Along Scafe Road



Front View of Stepped Façades



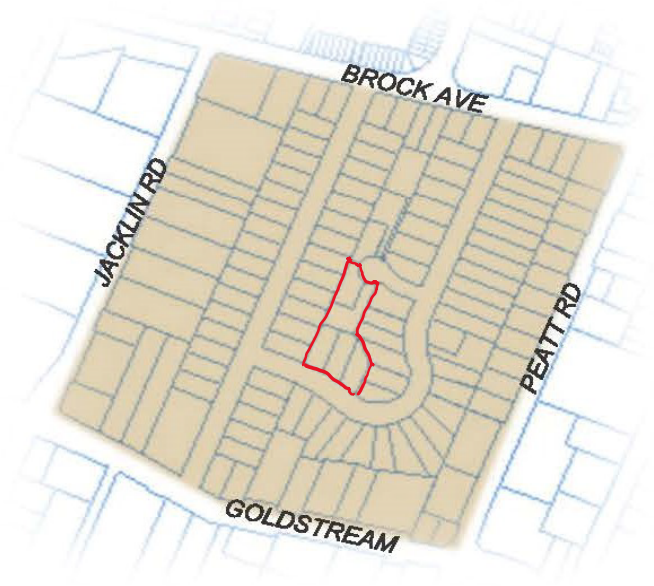
A New Pathway to Porcher Park

VIRTUOSO VOLARE

SCAFE RD. & WREN PL.



SITE LOCATION Addresses: 2786, 2792, 2798 Scafe Rd. & 821, 825 Wren Pl.



N2 Strathmore

The Strathmore neighbourhood is located towards the middle of the City Centre. The borders consist of main connector roads going north/south and east/west.

This neighbourhood is a very suitable location for medium and high-density residential development due to the variety of existing building types.

Development along Peatt Rd., Goldstream Ave., and Jacklin Rd. shall contain commercial and heavily pedestrian oriented ground floors. These areas can be supported by medium density multi-family development in the central portion of the neighbourhood.

A development emphasis should be on creating an animated street level for the public.



Community Open House

2786, 2792, 2798 Scafe Road & 821, 825 Wren Place

Virtuoso Capital Ventures invites you to attend a Community Open House to view our plans to redevelop 2786, 2792, 2798 Scafe Road & 821, 825 Wren Place.

Virtuoso's redevelopment proposal will offer an apartment building with approximately 114 six storey high quality rental units.

To learn more about the project and to share your input, please drop by

DATE: June 7, 2022

TIME: 6pm to 8 pm

LOCATION: Centennial Centre - 2805 Carlow Road, Victoria BC, V9B 5V9

Virtuoso Volare





- Captivating building design that includes Natural Brick and other high-quality building materials
- An Interactive and Garden Landscape Oriented street level
- Blending Complementary colours in darker and lighter contrasts with smooth, polished, flat and textured finishes



- Pedestrian Pathway from Scafe Rd. through to Porcher Park
- Facades with Depth and Articulating Steps
- Contemporary Design featuring classic materials at street level providing a timeless look to the building

- Large Balconies creating frontage depth
- A Large Open Entry and Lobby with Frontage Entry Townhouse Units including Frontage Yards that promote an Active Street Frontage



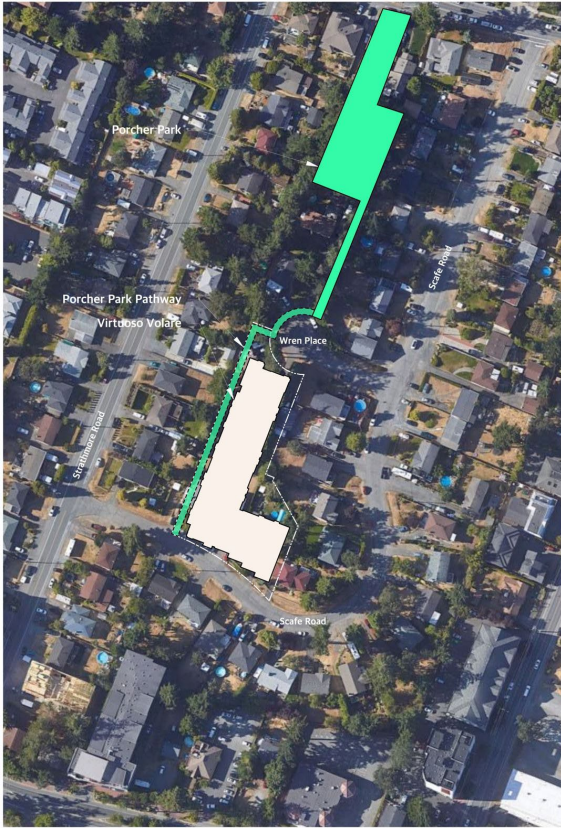


CITY CENTRE

- **Virtuoso Volare is situated in the City Centre and designed to compliment the current mixed residential and employment centre uses that supports a wide range of employment supported by close proximity medium and high density housing, including Condo, Attainable and Rental housing, in conjunction with commercial, office and institutional uses;**
- **Located in the area of inter-city connection through a regional transportation network and transportation hubs;**
- **A place where a wide range of public squares, parks, and open spaces are integrated throughout, including the new Pathway from Scafe Rd. through to Porcher Park contributed by Virtuoso Volare;**
- **A place of community gathering and celebration where civic uses are integrated with residential and public buildings as key landmarks;**
- **A place of interactive and animated streetscapes where public and private Garden Spaces and Art are employed to celebrate local culture and natural history.**

Porcher Park Pathway

One of the goals of the project is the enhancement of the public space around the building. A key strategy for achieving this goal is the creation of the "Porcher Park Pathway" which will not only provide additional walking paths in the neighbourhood, it will also provide a pedestrian connection to Porcher Park from Scafe Road, rather than through Wren Place. The Porcher Park Pathway will be a pedestrian-only gravel path lined with local trees and vegetation. The use of local "performance plantings" will help create a micro-climate to support local birds and insects. The use of native plant species also reduces the amount of additional care and resources required to maintain the landscaping, as they are already ideally suited to the environment.



Neighbourhood Plan



View of Porcher Park Pathway from Scafe Rd.



Welcome Sign to Porcher Park Pathway



Arial View of Porcher Park Pathway



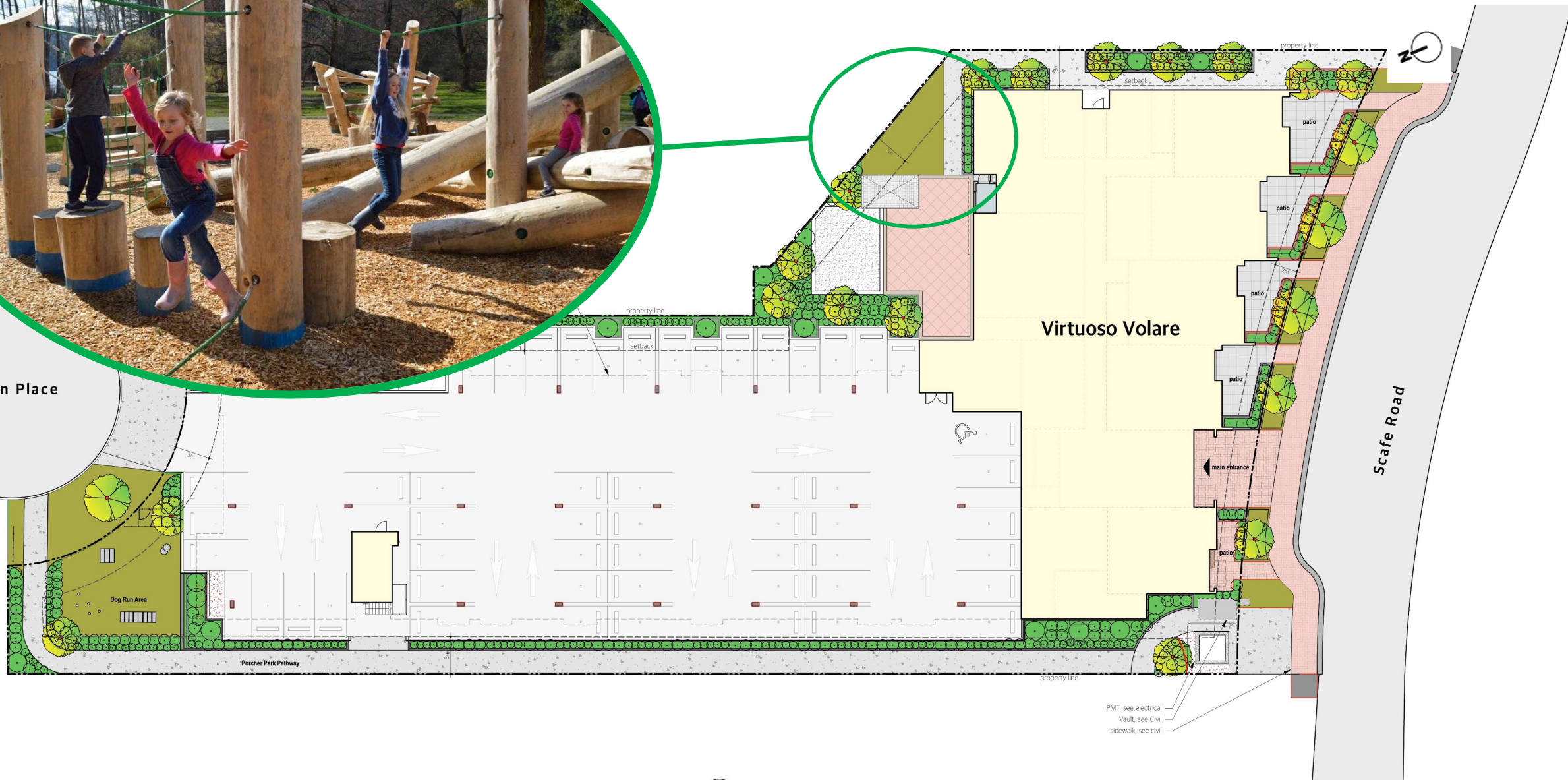
View of Prcher Park Pathway from Wren Place



View Along Pathway Looking South



Wren Place



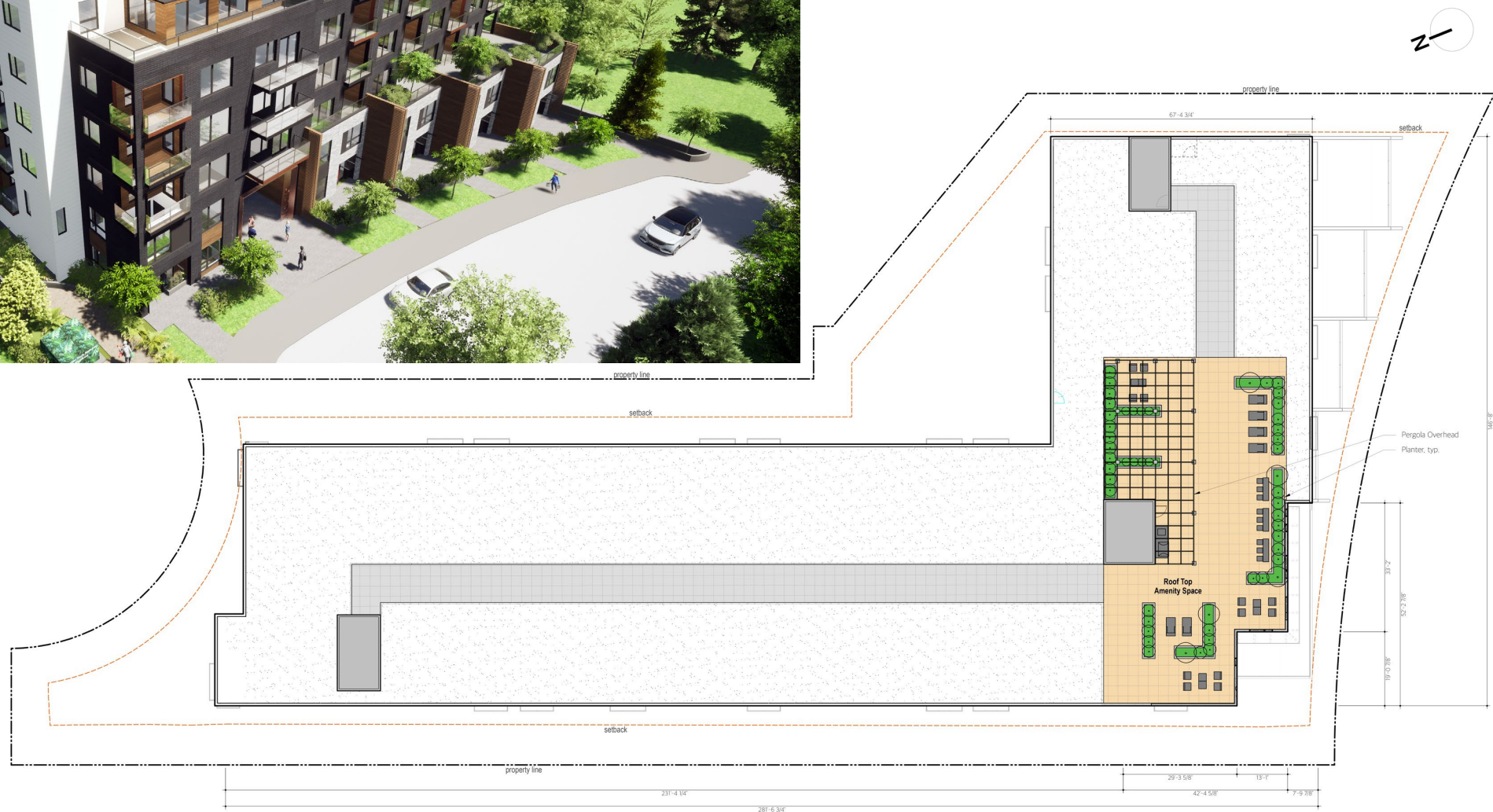
PMT, see electrical
Vault, see Civil
sidewalk, see civil

NUMBER OF STALLS; 52
36 REGULAR PARKING STALL
15 SMALL PARKING STALL
1 ACCESSIBLE PARKING STALL



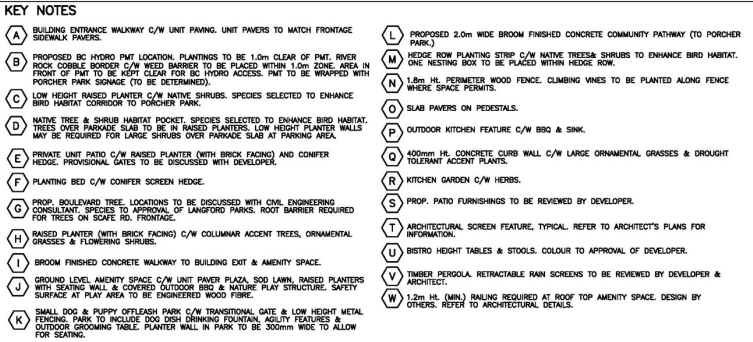


- Rooftop Amenities include:**
- Large Resident Patio Area
 - Pergola Lounge Area
 - Garden Planters





View of Porcher Park Pathway and Virtuoso Volare from Scafe Rd.



GENERAL NOTES

1. ALL CONSTRUCTION, AND MATERIALS TO BE IN ACCORDANCE WITH LANDFORD SPECIFICATIONS, BY-LAW 1000 (SUBDIVISION DEVELOPMENT SPECIFICATIONS), AND STANDARD DRAWINGS, WACO SPECIFICATIONS AND BC NURSERY TRADES. ALL LANDSCAPE WORK TO BE REVIEWED BY CALD SERVICES LTD.
2. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROMPT MANNER TO MINIMIZE LOCAL DISRUPTION.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE OF PLANTING AREAS TO AN APPROVED OUTLET. MINIMUM GRADE TO BE 2.0%.
4. CONTRACTOR TO CONFIRM LOCATION OF AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO INSTALLATION OF ANY OF THE LANDSCAPE WORKS.
5. CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED ROAD CONSTRUCTION FENCING.
6. EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY DIGAVATIONS.
7. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL GOVERN.
8. CONTRACTOR TO NOTIFY CALD SERVICES LTD. IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.
9. LOCATIONS OF ROOF-TOP PLANTERS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO ISSUED FOR CONSTRUCTION. ROOF-TOP PLANTERS TO HAVE DRAINAGE CANALS, ROOF-TOP PLANTERS TO HAVE DRAINAGE CANALS, ROOF-TOP PLANTERS TO HAVE DRAINAGE CANALS, ROOF-TOP PLANTERS TO HAVE DRAINAGE CANALS. MIN. GROWING MEDIUM DEPTH FOR PLANTERS IS 400mm.
10. WELL-ROTTED, HIGH ORGANIC, LOW WOOD CONTENT MULCH TO BE APPLIED TO BEDS AFTER FINISHED GRADE IS APPROVED BY THE ENGINEER. MULCH TO BE 100% OF CHERRY, STURGEON, SOIL, STURGEON, ROOTS, ETC. LANDSCAPE CONTRACTOR TO ENSURE MINIMUM DARK MULCH DEPTH OF 50mm AFTER SETTLEMENT.

REVISIONS		<p align="center">VIRTUOSO VOLARE DEVELOPMENT</p> <p align="center">Landscape Concept Plan</p> <p align="center">Client: 1232198 BC Ltd.</p> <div style="text-align: center;">  CALID Services Ltd. </div>	Drawn	Date
INTS	DP		(S)	March 21, 2021
	DP			Project #
	DP			0863
	DP		Approved	Scale
	DP			1:1000
COMMENTS	DP -		Designed	(S)
BY	APPROVED		L-1	

View of Porcher Park Pathway along the West Property Line





2	05-04-2022	Issued for Reasoning (Revised)
1	04-10-2022	Issued for Reasoning
REV	DATE	DESCRIPTION

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job. shall request clarification of errors, discrepancies, or doubtful information contained in correct drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

PROJECT
Virtuoso Volare
Scafe Road and Wren Place
CITY OF LANGFORD, BC
PROJECT NO: 21095

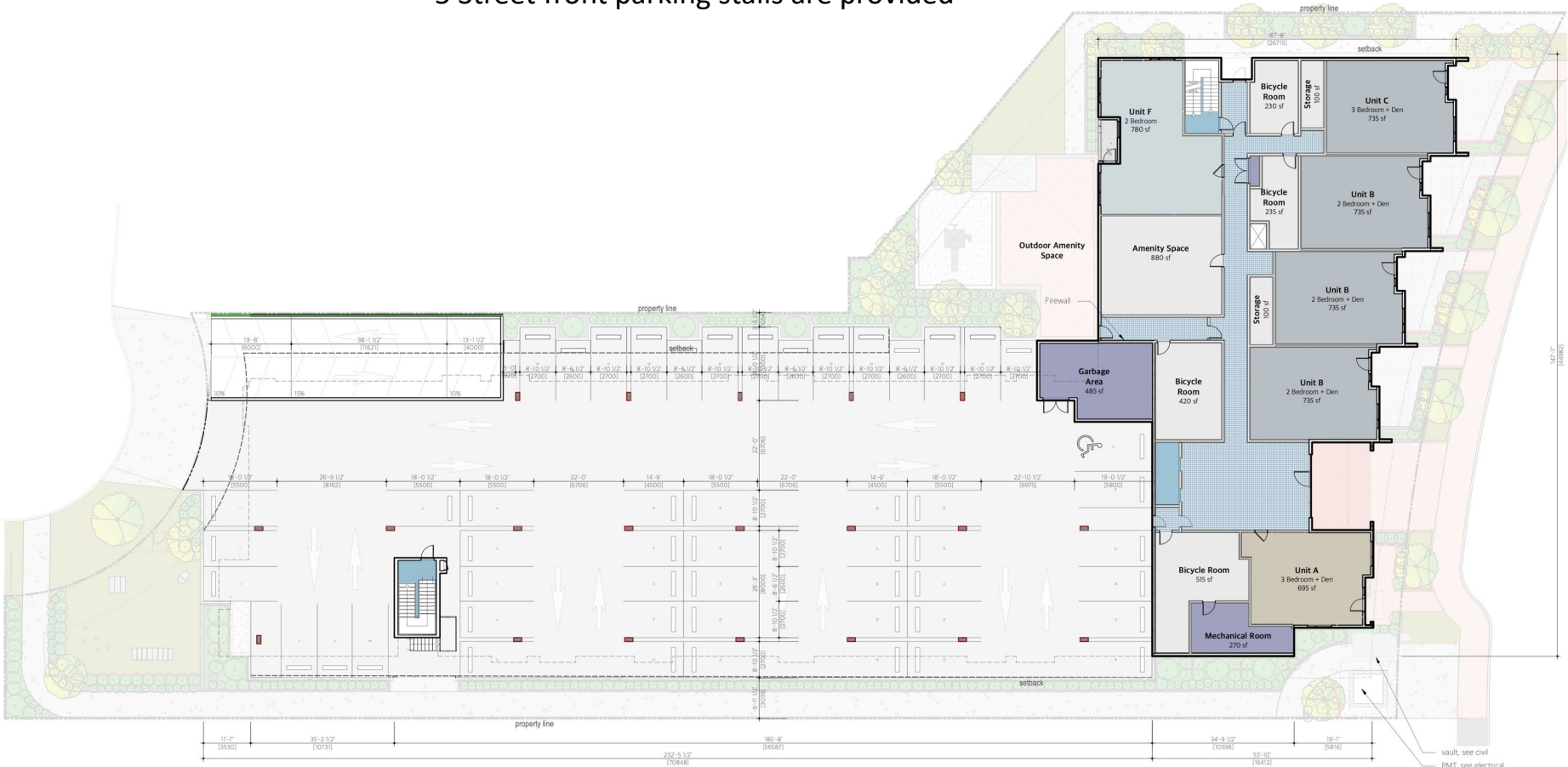
Floor Plan Level 1

SCALE AS NOTED

A212

Parking
NUMBER OF STALLS: 52
36 REGULAR PARKING STALL
15 SMALL PARKING STALL
1 ACCESSIBLE PARKING STALL

Maximized Street Frontage Parking
Villa Virtuoso has Maximized Street Front parking on Scafe Rd. to relieve local Parking Constraints.
5 Street front parking stalls are provided



1 Level 1 Floor Plan
Scale: 1:150





2	05-04-2022	Issued for Rezoning (Revised)
1	04-10-2022	Issued for Rezoning
REV	DATE	DESCRIPTION
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PROJECT
Virtuoso Volare
Scale Rd and Wren Rd Place
Langford, BC
CITY OF LANGFORD, BC
PROJECT NO: 21095

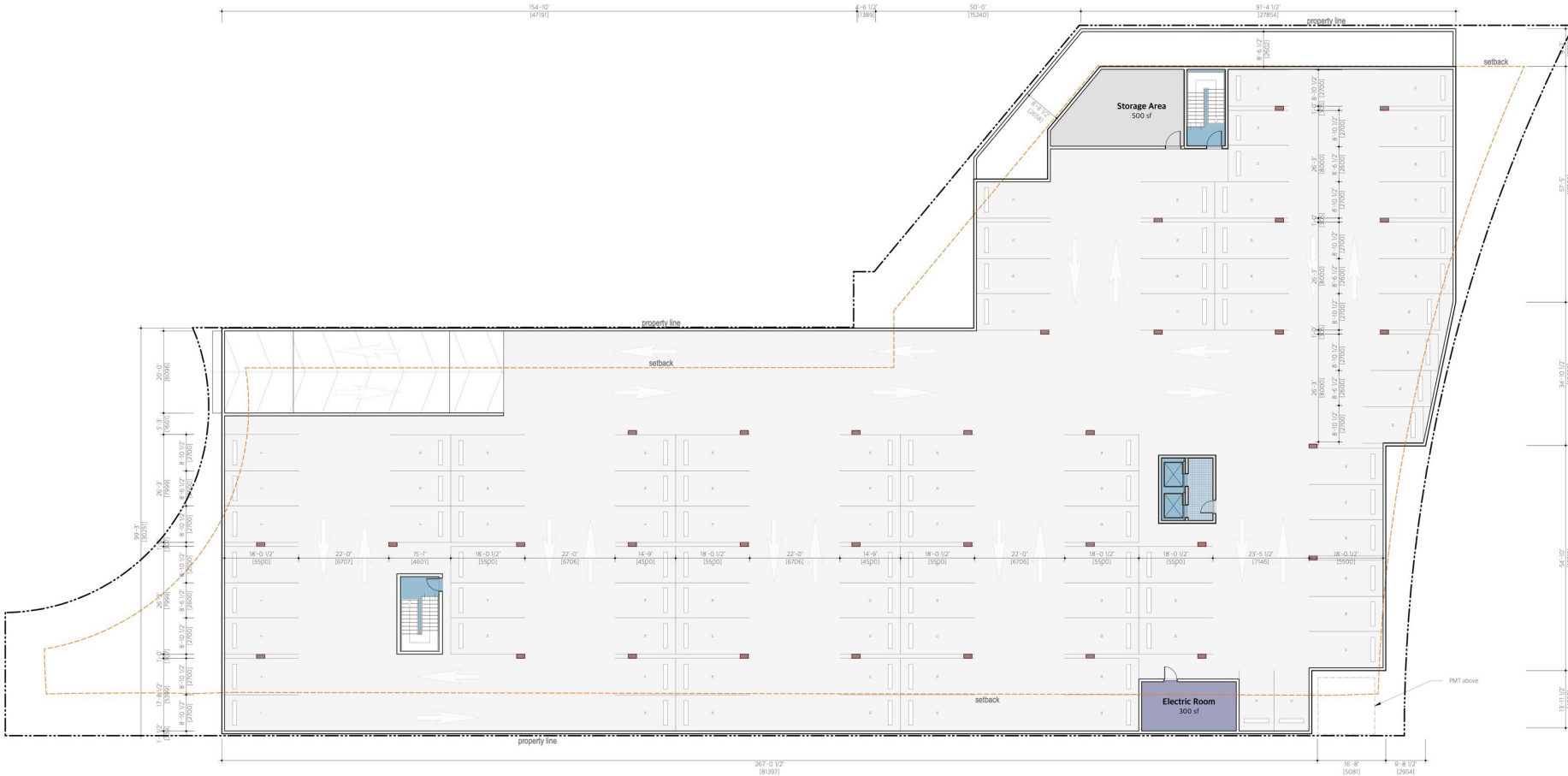
Floor Plan Parkade Level

SCALE AS NOTED

A211

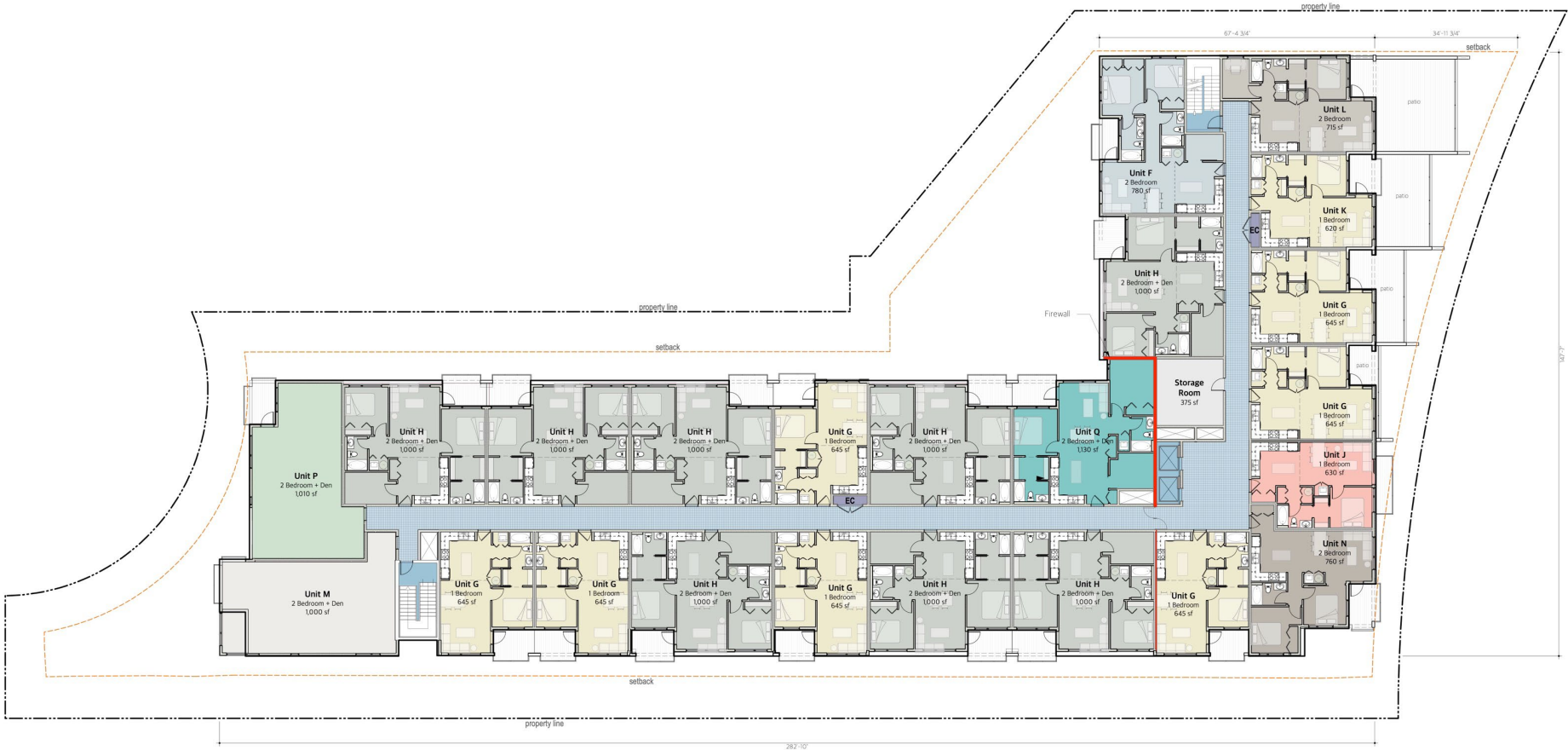
Parking

NUMBER OF STALLS: 93
68 REGULAR PARKING STALL
25 SMALL PARKING STALL
0 ACCESSIBLE PARKING STALL



1 Parkade Floor Plan
Scale: 1:150





2	05-04-2022	Issued for Rezoning (Revised)
1	04-10-2022	Issued for Rezoning
REV	DATE	DESCRIPTION

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PROJECT
Virtuoso Volare
Scafe Road and Wren Place
CITY OF LANGFORD, BC
PROJECT NO: 21095

Floor Plan Level 3

SCALE AS NOTED

1 Level 3 Floor Plan
Scale: 1:150



A214



Porcher Park Pathway
Welcome

Scafe Rd. Frontage Parking

Active Street Front and Greenscapes along Scafe Rd.





Porcher Park Pathway
Hillside

Scafe Rd. Frontage Parking

View of Townhomes along Scafe Rd.



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SCAFE RD. & WREN PL.

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View of Active Streetfront Units



Aerial View Along Scafe Road



Front View



Entry to Porcher Park Pathway