April 2015
$5.00

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Sense & Sustainability

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PM #40065475

2950 Jutland Road

byJESSICA KIRBY

PHOTOGRAPHY NATHAN FLACH/COURTESY D'AMBROSIO ARCHITECTURE + URBANISM

LOCATION
2950 Jutland Road, Victoria, B.C.

OWNER/DEVELOPER/
PROJECT MANAGER
Jawl Properties Ltd.

ARCHITECT
D'Ambrosio Architecture + Urbanism

STRUCTURAL CONSULTANT
Herold Engineering Ltd.

MECHANICAL/CIVIL CONSULTANT
WSP

ELECTRICAL CONSULTANT
Applied Engineering Solutions Ltd.

LANDSCAPE ARCHITECT
Murdoch de Greeff Inc.

INTERIOR DESIGN
Kimberly Williams Interiors Ltd.

TOTAL AREA
$65,660 square feet

CONSTRUCTION BUDGET
Approximately $22 million

If there is such a thing as a perfect ending, 2950 Jutland Road might just be it. The final development in Victoria, B.C.'s multi-function Selkirk Waterfront Community, 2950 Jutland Road is a six-storey office and retail building with a close contextual relationship with the water's edge.

Curved architecture mimics the rolling sea while expansive curtain wall affords stunning views of the Gorge Waterway. The two-and-a-half-year build wrapped up in February, bringing two lower floors of retail space, office space on the upper floors, eight luxury residential suites and two levels of underground parking to the development.

Robert Jawl, with Jawl Properties Ltd., says the principal objective was to create a class A office, residential and retail premises, and to do so in a manner that allowed for a seamless contextual fit.

"From a design perspective, the contextual fit was achieved through employing similar architectural strategies as elsewhere in the neighbourhood, playing off of the curvature of Jutland Road with the east-facing facade, using transparency to open up views towards the waterfront, and accommodating a mix of uses inside in keeping with the character of Selkirk," says Jawl.

Franc D'Ambrosio, principal with D'Ambrosio Architecture + Urbanism, says 2950 Jutland Road completes a sweeping curve in the urban form of the Selkirk Waterfront Community.

"[The form] follows the street and intersects with the linear water's edge and waterfront boardwalk that was built on piles that once carried a railway spur line into the sawmill, which had been on the site for about 80 years," he says.

The building is designed for three distinct uses, says D'Ambrosio: street-front, double-height commercial spaces, two storeys of waterfront residential apartments and four levels of office space above. The lobbies for the offices and the residences are on two separate street-fronts adjoining the complex, with their own identity and addresses.

The lower floors are clad in brick, exposed concrete and bronze-anodized aluminum glass, while the upper floors are clad in a curtain wall assembly of bronze-anodized aluminum frames with low-glass vision panels and solid bronze-anodized and glazed spandrel panels below at each floor.

"The sixth floor has two heights with the taller height expressed by a vertically extended glass wall facing the water side," says D'Ambrosio.

Kimberly Williams, principal interior designer with Kimberly Williams Interiors Ltd., says her team wanted each living space in the residential component to feel vibrant like the community, yet sophisticated and calming like a little oasis.

"Every day will feel like a vacation when you enjoy the open space and incredible views," she says. "We pulled inspiration for the materials from the trestle and the fact that the site was an old saw mill," says Williams.

"The team used raw, natural and recycled materials where possible, and also tried to create a cohesive look between the architects' concept and the vibrant community of the Selkirk development," Williams adds. "From the interior suites and common area standpoint we wanted to create a living space that looked like an extension to the outside. We worked on the feel of natural, durable and environmentally conscious materials that still present an elegant and luxurious feel."

Built at the edge of a seawater inlet, the site at 2950 Jutland Road posed some challenges.

Tony Horlor, P.Eng. with Herold Engineering Ltd. says the building comprises a concrete flat slab structure with long spans dictated by a need for flexible office planning.

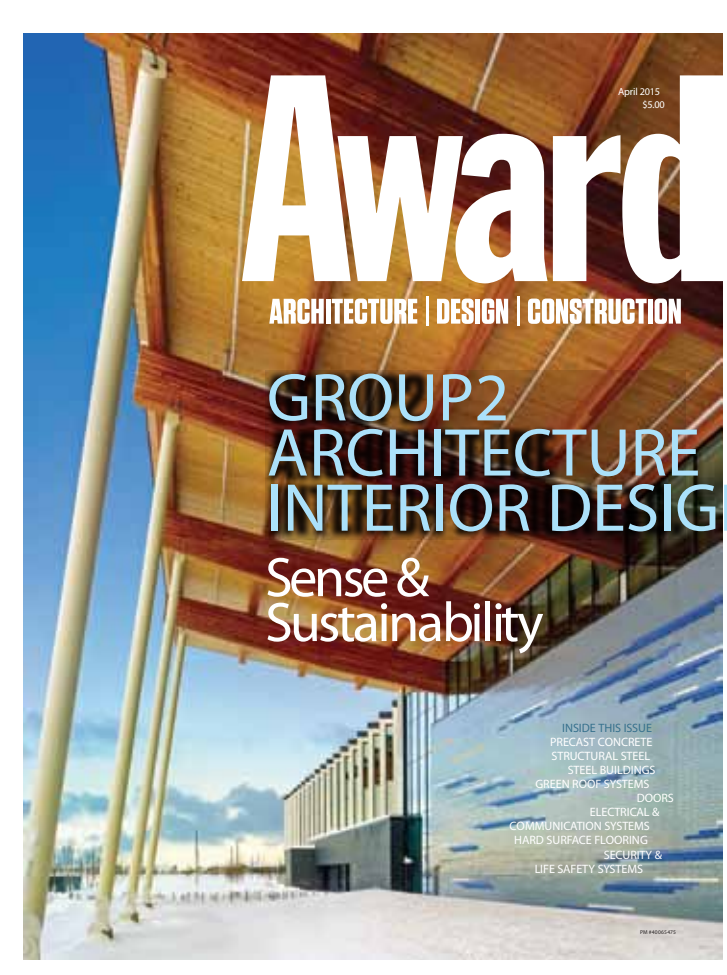
"It has concrete columns and shear walls, and a residential wing is partially overlaid by the office tower component," he says. "Because of the various uses and occupancies, it was challenging to develop a structure that accommodated all of the special needs of these areas."

The site is a formerly reclaimed industrial property, and the lowest water levels are below high tide, which required a surrounding perimeter clay dyke, he says. "The ground conditions were variable, and subject to compressibility under heavy loads, so part of the building is supported on a raft foundation, while heavier loaded elements are supported by large diameter caissons extended into bedrock."

The structure is also built in one of Canada's most active seismic zones, calling for a concrete structure to mitigate the issue. The new building is connected to the adjacent building, which is partially occupied by the same tenant, so a two-level sky bridge was constructed between the two structures.

"Because the bridge had to span across an existing vehicle access without intermediate columns, an innovative cable type of structure was developed," says Horlor. "The large diameter diagonal rods expressed outside of the glass enclosure provide an elegant and interesting element to the building."

Scott Murdoch, principal with Murdoch de Greeff Inc. landscape architects says the property's adjacency to the water played an important role in



the landscape design on esthetic and functional levels. "It is an important piece of water and the whole idea with the bulk of the landscape is, how do we deal with water?" Murdoch says. "How do we take water from the building, slow it down and clean the water – almost respecting it."

"The Gorge Waterway is an important marine habitat and became a driving factor in the overall landscape design," says Murdoch. "How do we restore natural functions in a brownfield site and create a beautiful landscape? Can we manage building runoff, slow it down and clean the water, while creating an engaging and functional landscape that fits the site?"

A gravity-fed rainwater feature manages building runoff. The water comes off of the roof through an industrial style steel pipe and pours into three cedar cisterns five-feet high and ranging in diameter from four to seven feet. The cisterns deliver water to a water feature equipped with a small orifice water jet, which is small enough to restrict flow, causing water to fill inside the cisterns and creating head pressure which forces more water out of the jet.

"We incorporated a relic from the old sawmill site: a seven-foot diameter steel ring that forms a reflective pool in the water feature," says Murdoch. "Water is slowly released from the cistern and flows through a vegetated swale before pooling in a rain garden. Runoff infiltrates through the soil, is cleaned, and then is discharged to the marine environment. The landscape manages the site rainwater, creates habitat, but it is also art."

The riparian area rain gardens are planted with native and site-adapted plant material like sedges, juncus and dogwoods that thrive in wet winter and dry summer conditions.

"It is a multi-functional landscape in an urban setting that manages stormwater, enhances wildlife biodiversity and habitat, and is part of the site's stormwater infrastructure," says Murdoch.

The landscape was challenging in some capacities – the landscaping had to ensure its water management techniques didn't interfere with, or add pressure to, the site's overall water strategy.

Another challenge was that the parkade lies underneath the cisterns, which have substantial weight requirements when full. "We had to work with the structural engineer to make sure the cisterns were supported," says Murdoch. Grades were also tricky, requiring some clever fine-tuning to ensure water flowed around the building across what was essentially a flat surface with relatively strict tolerances.

The building is seeking LEED Gold certification and utilizes a number of unique sustainability strategies, says Jawl. "These include a high-performance building envelope system and the use of the adjacent Gorge Waterway for an ocean loop heat exchange system. The project's narrow floor plates result in abundant natural light to interior offices, and to support alternative transportation there are shower and change rooms, secured bicycle storage, and for the residential spaces, kayak storage."

"This project is special to us as it includes a large scale interior sculpture called Evolving Sphere, by artist Bill Porteous, that hangs inside the seven-storey feature stair tower," says D'Ambrosio. "It is a landmark site at Selkirk and we leave it for others to judge whether the architecture has achieved what we set out to."