

A six-storey, low-rise condominium building – 365 Waterfront – is one of the last developments in Victoria, B.C.'s Selkirk Waterfront Community, and one that takes advantage of its setting as a recreational hub backdropped against nature, and steps from downtown. The solid concrete and steel structure, housing 84 contemporary units, celebrates its location overlooking the Gorge Waterway and the Galloping Goose Trail, while integrating with the surrounding buildings in the award-winning mixed-use community.

"It's a recreational paradise within walking distance of downtown," says Lisa Lock, vice-president of development for Concert Properties Ltd.

The Selkirk Waterfront Community is an urban neighbourhood comprised of offices, commercial and residential developments as well as non-market and assisted living units in Victoria's Upper Harbour. Integrating 365 Waterfront while achieving unobstructed views meant the building was designed in a sectioned, stepped form.

through to the rock, says Michael O'Keeffe, structural consultant and principal with Glotman Simpson Consulting Engineers. "We went to the raft slab solution, where we are actually using the soft soils and spreading the load over them sufficiently so we don't get any load settlement," he says.

The raft slab foundation under the parking garage varies 24 to 48 inches, evenly distributing the building's weight. The above grade floors are reinforced cast-in-place slabs; the ground floor slab varies up to 28 inches. "It's used to transfer the above grade structure into a different grid for the structure, which kept the parking efficient so it only had to go down one level," says O'Keeffe.

Due to seismic activity in Victoria, the staircases and elevator corridors use reinforced concrete shear walls to provide resistance.

Campbell Construction acted as general contractor and completed excavation, concrete form work, rough and finish carpentry, and kitchen millwork for the project. Operations

plank flooring with a white emulsion matte finish throughout the living areas almost looks like unfinished driftwood, while 100-per-cent wool, low-pile loop carpet with subtle linear patterns in the bedrooms is reminiscent of sand.

In the bathrooms, 12-by-24-inch porcelain tiles on the floors and walls feature a sand-like pattern, and two-by-four-inch tiles of the same colourway are used to create a feature wall behind the vanities and on the tub decks and shower bases. White quartz with silver fleck countertops "sparkle like the water," says Jennifer Brown, senior interior designer for BBA Design Consultants.

The kitchens are functional, but stylish, with raised panel doors and open shelves below the cabinets to place bowls or spices. A wrap-around shelving unit on the open end of the island makes it less bulky and offers additional storage, while granite countertops with a monochromatic sand colour and interesting veining cater to the theme.

#### LOCATION

365 Waterfront  
Victoria, B.C.

#### OWNER/DEVELOPER

Concert Properties Ltd.

#### ARCHITECT

Nigel Baldwin Architects Ltd.

#### GENERAL CONTRACTOR

Campbell Construction

#### STRUCTURAL CONSULTANT

Glotman Simpson Consulting Engineers

#### MECHANICAL CONSULTANT

Sterling Cooper & Associates

#### ELECTRICAL CONSULTANT

Nemetz (S/A) & Associates Ltd.

#### LANDSCAPE ARCHITECT

Durante Kreuk Ltd.

#### INTERIOR DESIGN

BBA Design Consultants Inc.

#### TOTAL AREA

112,795 square feet

#### PROJECT COST

\$45 million



# 365 Waterfront

by Jessica Krippendorf

"The sections are four, five, and six storeys high from south to north," says Lock. "The top floors of the east and west facades are stepped back to create a penthouse expression seen from the street and the Cecilia Creek pathway."

The community-established guideline called for two buildings with larger units, but Concert devised a proposal for one building, resulting in improved efficiency and a higher unit count, says Lock.

The project's close proximity to nature presented a challenge in developing a feasible foundation, which is located on typical B.C. waterfront geology – sharp rock faces in-filled with soft soils. The solution for most buildings of this size is to drill caissons

manager Wayne Farey says a concrete structure provides a more sellable, more durable product that lasts longer compared to wood frame, which is susceptible to settlement and shrinkage. "Any time you have concrete in a residential or commercial building you are better off," he says.

The units range from 735 to 1,800 square feet and offer one bedroom plus den, two bedroom plus den, and six rooftop terrace penthouse configurations. Each has an expansive deck and an open floor plan with over-height ceilings and full-height windows.

The interiors capture a "beachy, West Coast, waterfront feel," says Sharon Bortolotto, principal of BBA Design Consultants. White oak 6.5-inch

Bortolotto says the goal in designing the finishes was to address Victoria's transitional market, which is traditional moving towards a modern feel. "You'll see the units are contemporary, but comfortable and usable."

The floor in the 650-square-foot lobby features the same sand-coloured tile, but cut into four-by-18-inch pieces and herring boned, says Brown. "The lobby opens up right through the building to an amenities lounge, with sage greens, grey and navy blue so it's quite graphic. Even with eight-foot ceilings we were able to achieve a light freshness in there that works with the entrance details." A glass canopy colonnade comprised of stained glulam timbers and glass canopy elements serves as an attractive, but intimately scaled entrance to the front door.

The guideline called for the integration of the parkland areas and linkage between the site and the pathway

system, with a stonewall and individual, direct access to the public walkway from the ground-oriented patio spaces, which range from 230 to 700 square feet.

"The upstanding stonewall just inside the property line defines the edge of the garden units and streetscape, and links the other projects in development with a common thread," says Peter Kreuk, principal with Durante Kreuk Ltd., landscape architects. The company also completed roof decks – constructed to a fully warranted system – where the building steps up from the southwest to the northwest, providing planting areas and green roofs on those levels.

"The evolution of green roofs on residential developments isn't easy for insurance concerns," says Kreuk, "and the integration with the park always requires approval, but we worked through it." ■