Heritage Advisory Panel Report
For the Meeting of October 8, 2024

To:	Heritage Advisory Panel	**Date:**	October 8, 2024
From:	Kristal Stevenot, Senior Heritage Planner		
Subject:	**Heritage Alteration Permit Application No. 000256 for 1342 Pandora Avenue**		

EXECUTIVE SUMMARY

The Heritage Advisory Panel (HAPl) is requested to review a Heritage Alteration Permit Application for 1342 Pandora Avenue and provide advice to Council.

The proposal requires a Rezoning, Development Permit with Variances and Heritage Alteration Permit application to allow for the relocation and rehabilitation of a heritage designated home (to be converted to a duplex) and addition of nine 3-bedroom townhouses on the lot with an overall density of 1.1:1 floor space ratio (FSR). The property is designated Traditional Residential as per the *Official Community Plan* (OCP, 2012). This designation supports missing middle housing, including townhouses and duplex buildings with density up to 1.1:1 FSR.

The proposed development is generally consistent with the relevant design guidelines associated with Development Permit Area (DPA) 15F: Missing Middle Housing as it relates to inclusion of heritage, orientation of the townhouse buildings relationship to the street and general liveability of the units.

The proposal for the rehabilitation of the heritage home is generally consistent with the *Standards and Guidelines for Historic Places in Canada*.

Staff are looking for commentary from the Heritage Advisory Panel with regard to:

- The overall design and fit of the townhouses adjacent to the heritage house.
- Colour scheme for the heritage building (MacLaughlin Residence)
- any other commentary, feedback or recommendations the Heritage Advisory Panel chooses to make.

The Options section of this report provides guidance on possible recommendations the Panel may make, or use as a basis to modify, in providing advice on this application.

BACKGROUND

Applicant:	Greg Mitchell, Primex Investments Ltd.
Architect:	Jeremy Beintema, Architect AIBC, Continuum Architects
Development Permit Area:	Development Permit Area 16A – General Urban Design
Heritage Status:	Heritage Designated, 1977

Description of the Historic Place

The MacLaughlin Residence was constructed in 1883 and is an exceptional intact example of vernacular Queen Anne architecture. The residence is representative of residential development occurring in Victoria during an economic boom extending from the 1880s to 1913. During this time, large lots were subdivided and sold for house construction especially in the streetcar corridors (along Cook, Caledonia, Chandler, Gladstone and Fernwood) of Victoria. The house was built for Rebecca and Joseph MacLaughlin, designed by architect Samuel C. Burris and constructed by contractors McKillican & Anderson. For more information on the history of the place please see the attached Conservation Plan.

MacLaughlin House Stuart Stark Collection

Description of Proposal

The proposal is to consolidate four legal lots into two lots and construct a new 9-unit Townhouse complex and convert an existing single family designated heritage home into a two-family (duplex) home on "Proposed Lot A" and build a 73-unit rental Apartment building on "Proposed Lot B". This report will only review the portion of the application that deals with "Proposed Lot A".

The proposal for the Panel's review, includes the following major design components:

- relocation and rehabilitation of the historic house
- 9-unit townhouse complex on the lot

The following data table compares the proposal for the Townhouses and Heritage home lot against the R-T Zone, Traditional Residential Attached Dwelling District. Additionally, the key City policy that pertains to the area has been included in this table. An asterisk is used to identify where the current proposal does not meet the requirements of the comparable zones for proposals to build Townhouses.

Zoning Criteria	Proposal Parcel A (Townhouses)	Zone Standard (RT Zone)	OCP Policy	Local Neighbourhood Policy (use NAME)
Site area (m^2) - minimum	1,600	920		
Density (Floor Space Ratio) - maximum	0.9:1	1.0:1		
Floor area per attached dwelling unit (m^2) - minimum	111.3	100		
Height (m) - maximum	**11***	10.50		
Storeys - maximum	3	3		
Site coverage (%) - maximum	46.5	50		
Open site space (%) - minimum	34	30		
Setbacks – minimum (metres)				
Front (Street Name)	**2.6***	6		
Rear (S)	**2***	4		
Side on flanking street	**1.3***	6		
Side (E)	**2***	4		
Vehicle parking – min. Long Term	**11**	17		
Visitor vehicle parking	1	1		
Visitor Van Accessible - parking	**0***	1		
Visitor Van Accessible – visitor - parking	1	1		
Bicycle Parking Stalls - Long term	20	19		
Bicycle Parking Stalls – Short term	**6***	18		

Consistency with Policies and Design Guidelines

Official Community Plan, 2012

The proposal is consistent with the objectives and policies of the *Official Community Plan, 2012* (OCP), under Section 8: Placemaking – Urban Design and Heritage.

In addition, OCP objectives are met through the integration of multiunit residential buildings in a way that is complementary to established place character in a neighborhood, including its heritage character.

Fernwood Neighbourhood Plan, 2022

Located within the Traditional Residential area of the *Fernwood Neighbourhood Plan*, the envisioned scale and form is primarily ground-oriented residential forms, including houseplexes and townhouses. This proposal is generally consistent with the vision of this area.

Design Guidelines for DPA 15F: Missing Middle Housing

- *Missing Middle Design Guidelines (2022)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*

Design Guidelines for DPA 16A: General Urban Design

- *General Urban Design Guidelines (2022)*
- *Guidelines for Fences, Gates and Shutters (2010)*

Standards and Guidelines for the Conservation of Historic Places in Canada

The action proposed is to rehabilitate the MacLaughlin Residence to create a strata duplex after relocating the building to a new location on site.

> *Rehabilitation is the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

We refer to the *Standards* for this rehabilitation, with the general *Standard 1* being most relevant here:

> *Standard 1 – Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.*

In addition, we refer to the *Standards* relating to *Rehabilitation*:

> *Standard 10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.*

Standard 11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Standard 12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future

The applicant has engaged a heritage consultant who has prepared a Conservation Plan for the rehabilitation of the site. See attached for more information.

Regulatory Considerations

The townhouses are exceeding heights specified in the R-T Zone, however in balance of providing family units, 2 and 3 bedrooms, the heights and setbacks are supportable.

ISSUES AND ANALYSIS

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary. The Panel's commentary on any other aspects of the proposal is also welcome.

Townhouse Design and Fit with Heritage Building

As noted above the heritage designated MacLaughlin Residence is being relocated approximately 8 meters south and 1.75 meters west to accommodate 9 townhouse units on the remaining lot. In addition to relocating the house, the major changes to the building will provide new concrete foundations and internal reconfiguration to create the two units. The house will be restored once repositioned on its new foundations. This relocation and rehabilitation is necessary to continue its use while balancing the development potential of the site to create more housing.

One of the MacLaughlin Residence's character-defining elements is its location in the Fernwood neighborhood and more specifically on a raised corner lot along Pandora and Fernwood avenues. The applicant has taken the recommendations of Staff to retain the rock wall and as much of the space around the house, in order for the house to retain its prominence on the corner of the block. The lot historically was accessed by a flight of steps from the sidewalk, and although the proposal reconfigures the stairs, it maintains access from the sidewalk along Pandora Avenue.

The townhouses are not technically an addition to the heritage house but are adjacent and the applicant has worked with Staff to propose a townhouse design that is sensitive to the heritage house, and complementary to its character. Although the townhouses are taller, prominence is still provided to the MacLaughlin Residence as it stands proudly on higher ground taking up the corner of the lot, therefore the additional housing can be considered subordinate.

Colour Scheme

The exact historical colours were not accessible even though over 20 paint samples were collected, due to the original paint colours having been weathered away. The Conservation Plan (page 35)

suggests a colour scheme based on documented evidence from other Victoria residences of a similar age and architectural style. Staff welcome comments and feedback from the Panel on the proposed colour scheme.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option One

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No. 00256 for 1342 Pandora Avenue be approved as presented.

Option Two

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No. 00256 for 1342 Pandora Avenue be approved with the following changes:

- as listed by the Panel.

Option Three

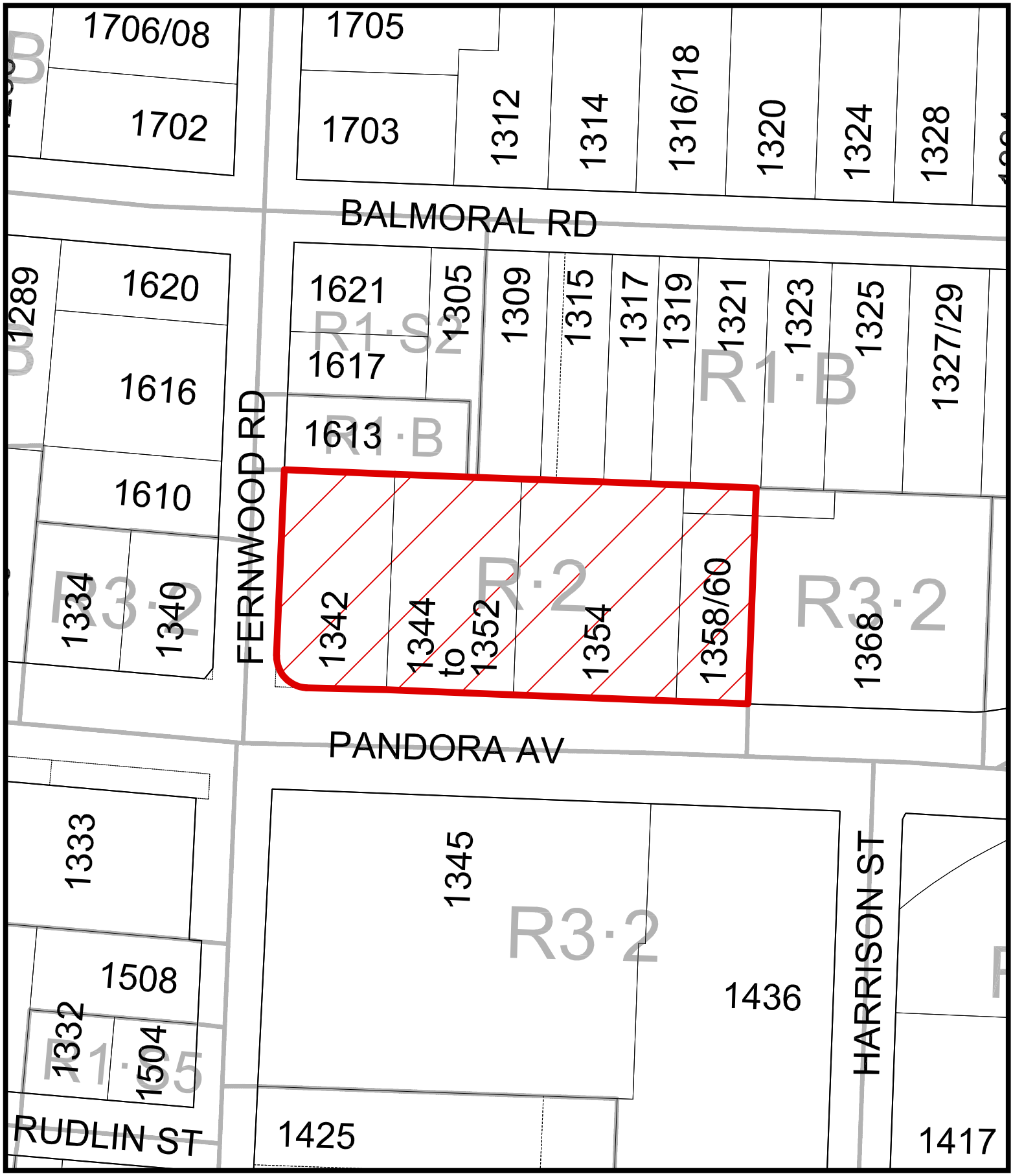
That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No.00256 for 1342 Pandora Avenue does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include):

- as listed by the Panel, if there is further advice they would like to provide on how the Application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped April 12, 2024
- Applicant's letter dated April 12, 2024
- MacLaughlin Residence Conservation Plan, March 2024

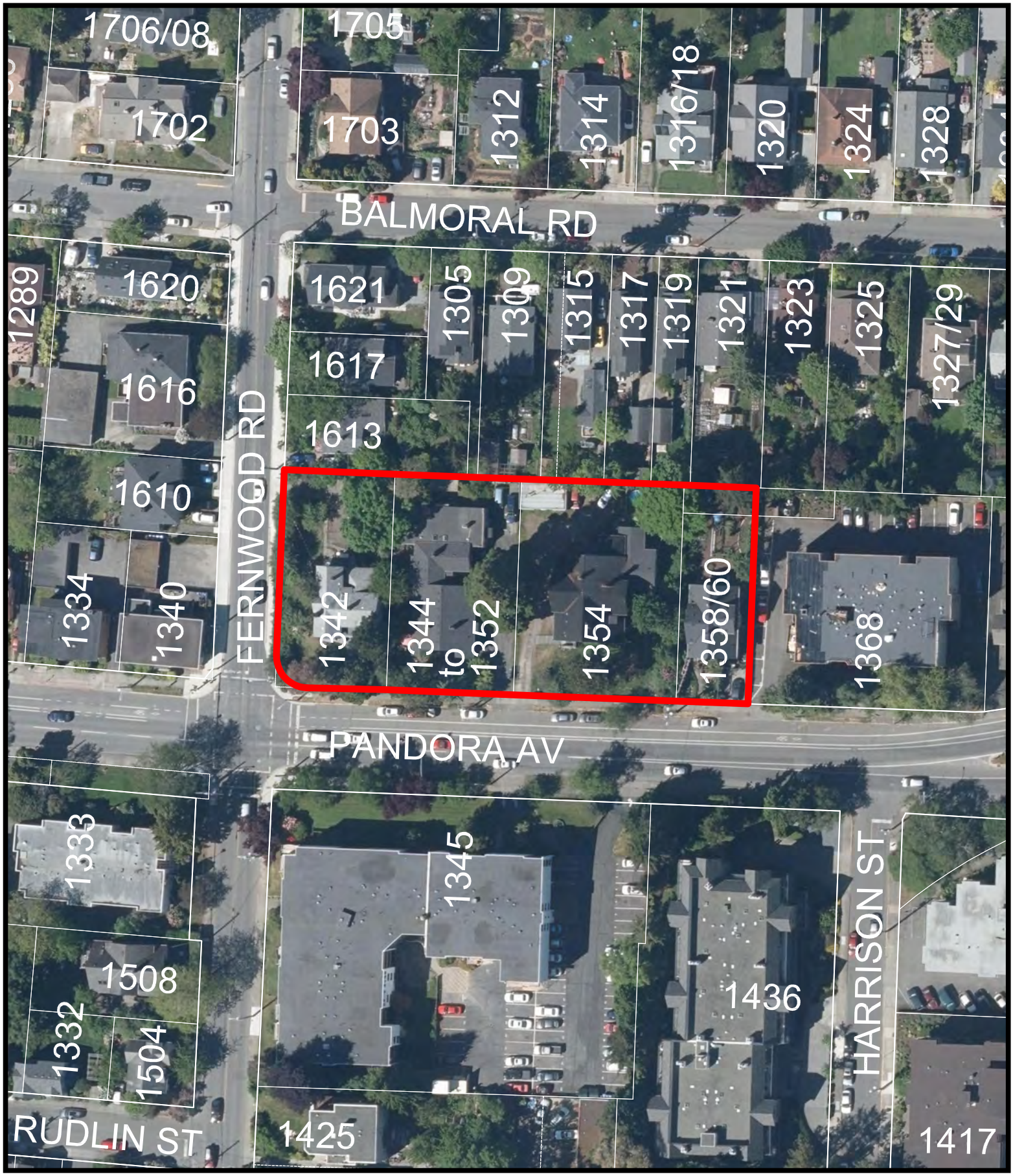
cc:
Greg Mitchell, Primex Investments Inc.
Jeremy Beintema, Continuum Architecture



N

1342, 1344, 1352, 1354, 1358, 1360 Pandora Ave
Rezoning No.00833

CITY OF VICTORIA



N

1342, 1344, 1352, 1354, 1358, 1360 Pandora Ave

Rezoning No.00833

CITY OF VICTORIA

PROJECT IMAGE

DRAWING INDEX

ARCHITECTURAL

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A-1.4	AVERAGE GRADE PLAN
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A-1.8	RENTABLE AREA CALCULATION
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A-2.1	FLOOR PLAN - L1
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A-2.3	FLOOR PLAN - L3
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A-4.0	SITE SECTIONS
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C-01	PRELIMINARY CIVIL DRAWING

SET LIST LANDSCAPE

Sheet Number	Sheet Name
L-01	LANDSCAPE PLAN
L-02	RENDERINGS
L-03	FENCES
L-04	TREE RETENTION PLAN

LOCATION PLAN

ARCHITECTURAL:

Continuum Architecture
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V8W 1N5
t: 250.388.4261
f: 250.388.9771

Contact:
Jeremy Beintema
e: jeremy@continuumarchitecture.ca

CIVIL:

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Victoria BC
V8X 4A3
t: 250-370-9221
f: 1-855-407-3895

Contact:
Nathan Dunlop
e: ndunlop@mcelhanney.com

LANDSCAPE:

Small & Rossell Landscape Architects
3012 Manzer Road
Sooke BC
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f: 250.642.7001

Contact:
Adrian Small
e: adrianjs@shaw.ca

CITY OF VICTORIA

Revisions
Received Date:
August 21, 2024
Deemed Date:
April 12, 2024

continuum ARCHITECTURE

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
4	ISSUED FOR DP REVISION	2024-07-25
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

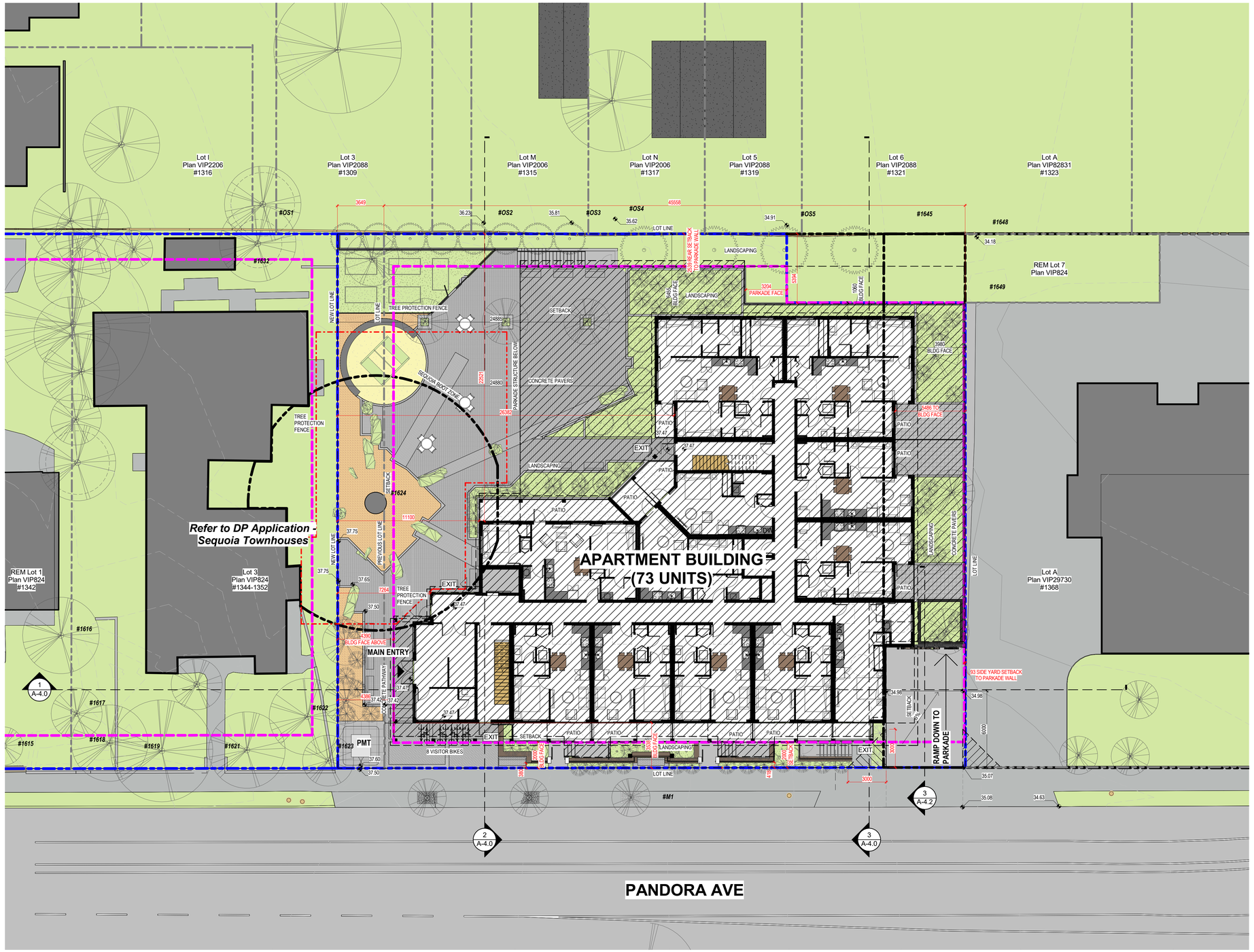
COVER SHEET

A-0.1

JOB No.: 2245

SCALE: 1 : 1

DATE: 2024/04/12



ZONING DATA

SITE DATA		
MUNICIPAL ADDRESS:	1354 PANDORA AVENUE, VICTORIA BC, V8R 1A2	
LEGAL DESCRIPTION:	Lot A, Plan VIP25636 & Lot 6, Plan VIP824	
SITE AREA (PRE DEDICATION):	1905.2m² (20,507.6F²)	LOT #1354 - 1319.2m² (14,200F²) LOT #1358/60 - 586m² (6,307.6F²)
SITE AREA (POST DEDICATION):	**1,985m²** (21,367F²)	
ZONING DATA		
CLASSIFICATION:	EXISTING = R-2	REZONED TO BE SITE SPECIFIC

AREA SCHEDULE - FSR APARTMENT

Level	Area
L1	838.3 m²
L2	876.4 m²
L3	876.5 m²
L4	876.5 m²
L5	681.2 m²
L6	681.2 m²
Grand total	4830.1 m²

	EXISTING	PROPOSED
SITE COVERAGE:	MAX. 794m² (40%)	1398m² (70%)
OPEN SITE SPACE:	MIN. 596m² (30%)	691m² (35%)
FLOOR SPACE RATIO:	0.5:1 - 1:1	2.43:1
BUILDING HEIGHT:	7.6m & 2 STOREYS	21.00m & 6 STOREYS
AVERAGE GRADE:		35.71m GEO
SETBACKS*	**REQUIRED**	**PROPOSED**
FRONT YARD:	7.5m	2.00m
REAR YARD:	10.7m / 35% Lot Depth	2.53m
SIDE YARD:	1.5m / 10% Lot Width	0.09m / 4.39m
COMBINED SIDE YARD:	4.5m	4.5m
FROM LOT 6 PLAN VIP824	1.5m	0m
RESIDENTIAL PARKING STALLS	**REQUIRED**	**PROVIDED**
< 45m² 0.75 / UNIT x 27 =	20.25	
45-70m² 0.9 / UNIT x 38 =	34.2	
> 70m² 1.3 / UNIT x 8 =	10.4	
VISITOR STALLS: 0.1 / UNIT x 73 =	7.3	
TOTAL:	73	33
BICYCLE PARKING	**REQUIRED**	**PROVIDED**
< 45 m² (1 / UNIT) **x 27** =	27	40 FLOOR MOUNTED STALLS (ELEC) 36 WALL MOUNTED STALLS 18 CARGO BIKE STALLS (ELEC) 8 VISITOR
> 45m² (1.25 / UNIT) x **46** =	57.5	
VISITORS (0.1 / UNIT) x **73** =	7.3	
TOTAL:	92	102

TOTAL UNITS BY AREA UNDER 45m2 (AREA FOR PARKING CALCULATION)

UNIT TYPE	AREA
STUDIO - TYPE 1	36.9 m²
36.9 m²: 6	
STUDIO - TYPE 3 (ACC.)	41.3 m²
41.3 m²: 1	
1 BED - TYPE 2	43.7 m²
43.7 m²: 2	
1 BED - TYPE 1	43.9 m²
1 BED - TYPE 2	43.9 m²
43.9 m²: 18	
TOTAL UNIT COUNT: 27	

TOTAL UNITS BY AREA 45m2 to 70m2 (AREA FOR PARKING CALCULATION)

UNIT TYPE	AREA
STUDIO - TYPE 2	45.7 m²
45.7 m²: 6	
1 BED - TYPE 3	46.2 m²
46.2 m²: 4	
1+DEN - TYPE 1	48.5 m²
48.5 m²: 20	
2 BED - TYPE 1	62.7 m²
62.7 m²: 6	
2 BED - TYPE 2	66.5 m²
66.5 m²: 2	
TOTAL UNIT COUNT: 38	

TOTAL UNITS BY AREA GREATER THAN 70m2 (AREA FOR PARKING CALCULATION)

UNIT TYPE	Area
3 BED - TYPE 1	81.5 m²
81.5 m²: 8	
TOTAL UNIT COUNT: 8	

GRAND TOTAL: 73 UNITS

* NOTE: SETBACK DIMENSIONS ARE TAKEN TO BUILDING FACE UNLESS OTHERWISE INDICATED

1 SITE PLAN
1 : 150

TN N

0m 3m 6m 9m 12m 15m

VISUAL SCALE 1:150 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

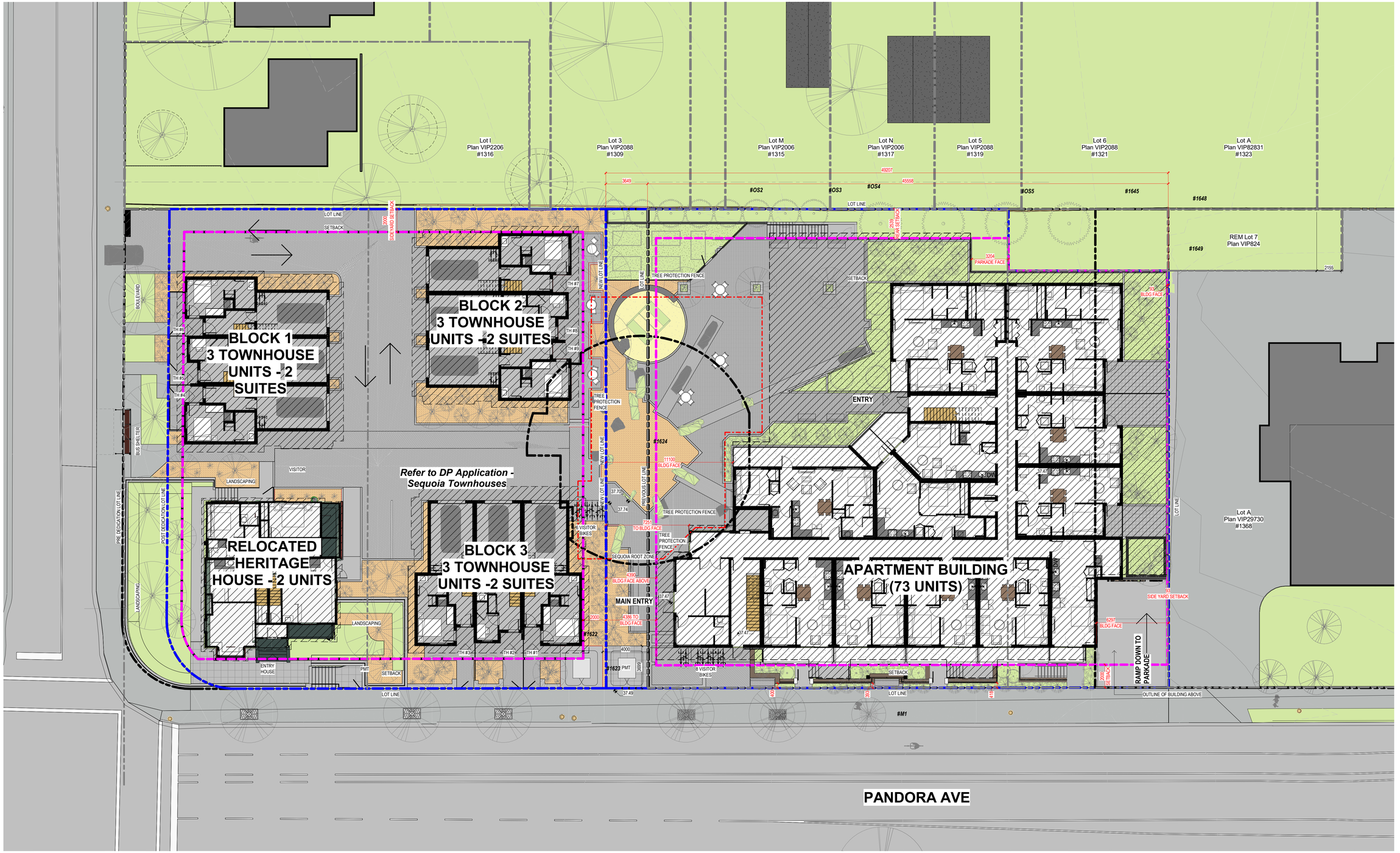
SITE PLAN

A-1.0

JOB No.: 2245

SCALE: As indicated

DATE: 2024/04/12



1 | SITE PLAN COMBINED
1 : 150

TN N

0m 3m 6m 9m 12m 15m

VISUAL SCALE 1:150 @ Arch D

continuum ARCHITECTURE

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SEQUOIA APARTMENTS & TOWNHOUSES

1354-1360 Pandora Avenue
Victoria, BC

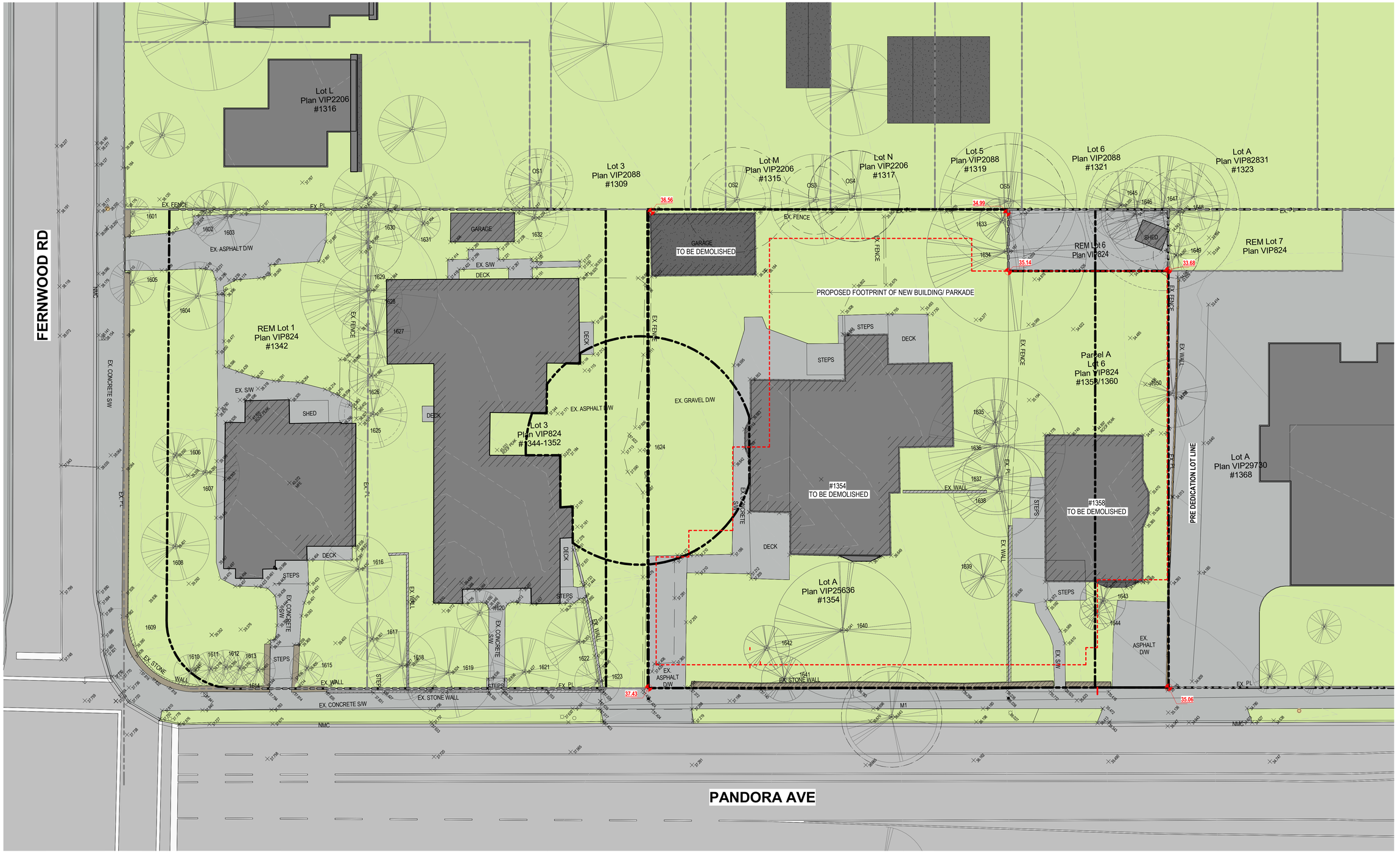
SITE PLAN COMBINED

A-1.1

JOB No.: 2245

SCALE: 1 : 150

DATE: 2024/04/12



1 EXISTING/ DEMO SITE PLAN
1 : 150

TN N

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ Arch D

SURVEY PROVIDE BY:MCELHANNEY, DATED:22/09/2021

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

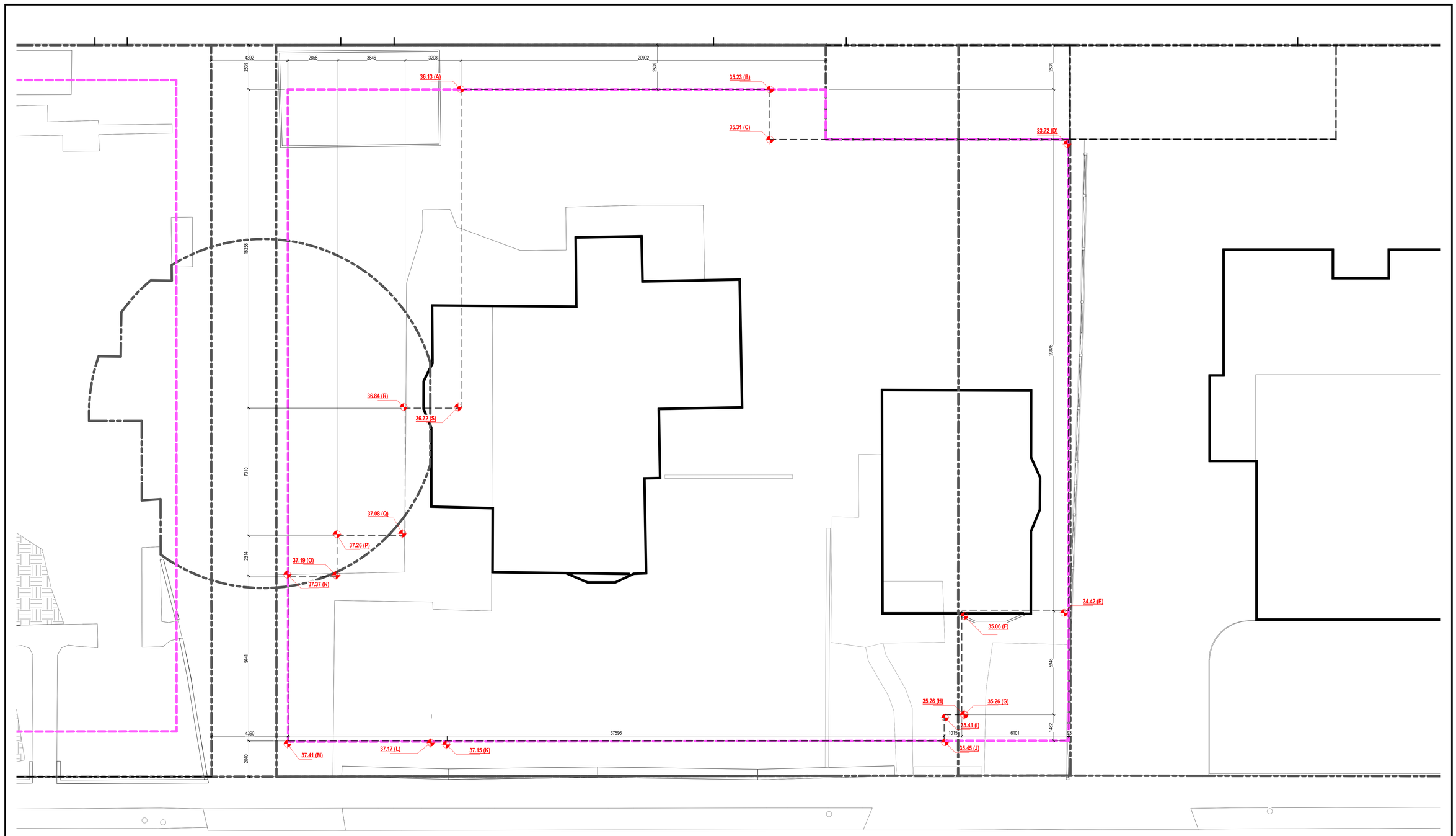
EXISTING SITE PLAN/SURVEY

JOB No.: 2245

SCALE: 1 : 150

A-1.2

DATE: 2024/04/12



1 | EXISTING SITE PLAN & AVERAGE GRAGE

1 : 100

TN N

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

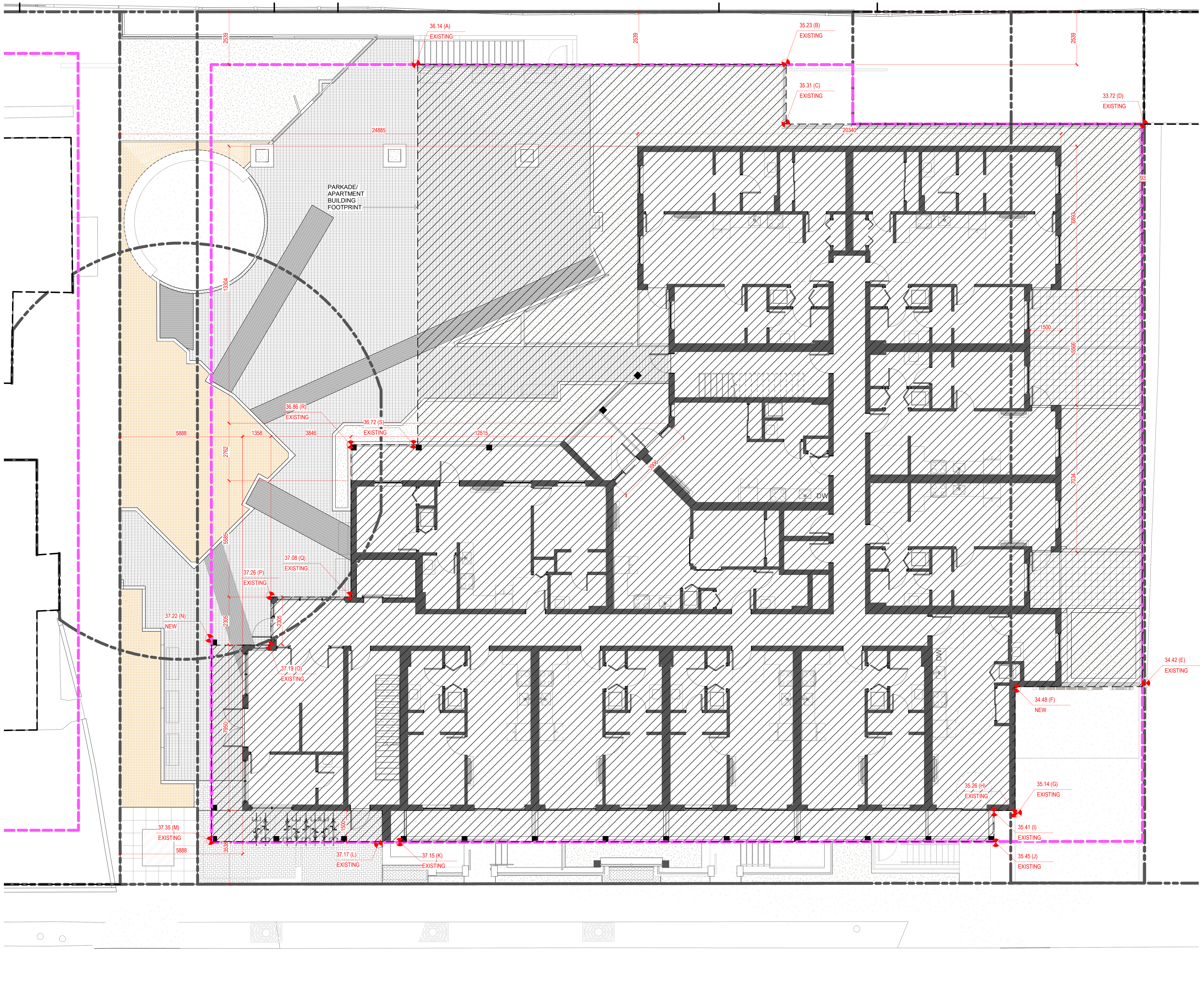
AVERAGE GRADE PLAN

A-1.3

JOB No.: 2245

SCALE: 1 : 100

DATE: 2024/04/12



1 | AVERAGE GRADE PLAN
1 : 100

TN N

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

AVERAGE GRADE CALCULATION

Points	Average of points	Distance	Totals
A-B	35.695	17.70	631.80
B-C	35.28	3.20	112.90
C-D	34.515	17.1	590.21
D-E	34.07	26.78	912.39
E-F	34.45	6.11	210.59
F-G	34.81	5.95	206.95
G-H	35.2	0.00	0.00
H-I	35.335	1.02	35.97
I-J	35.43	1.50	53.15
J-K	36.3	28.48	1033.90
K-L	37.16	0.91	33.82
L-M	37.26	8.21	305.72
M-N	37.285	9.44	352.01
N-O	37.205	2.86	106.33
O-P	37.225	2.31	86.14
P-Q	37.17	3.85	142.96
Q-R	36.96	7.31	270.18
R-S	36.78	3.21	117.99
S-A	36.43	18.26	665.14
		164.19	5868.12

AVERAGE GRADE: **35.74** **m (GEO)**

continuum ARCHITECTURE

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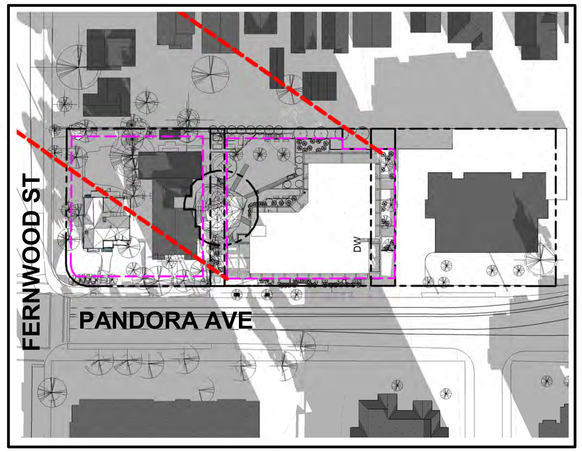
SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

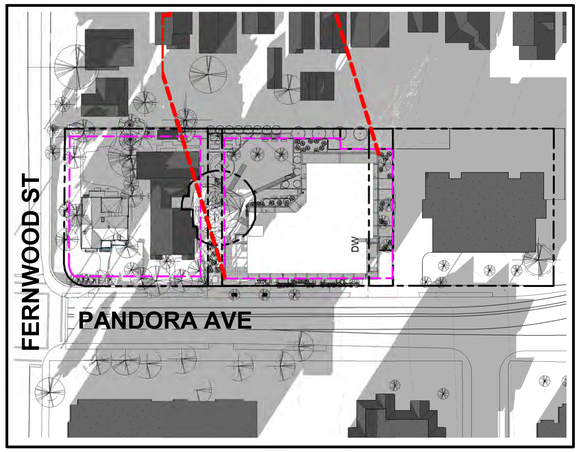
AVERAGE GRADE PLAN

A-1.4

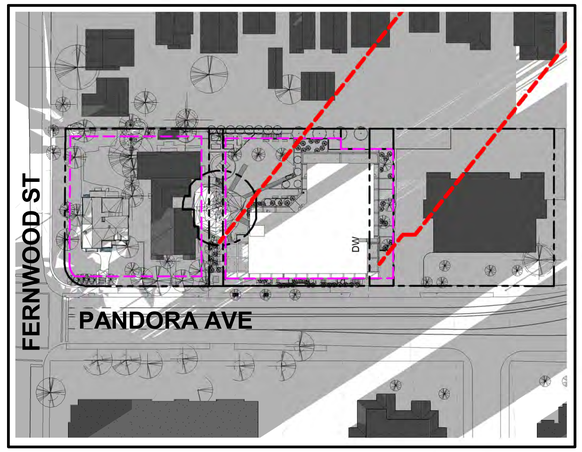
JOB No.: 2245 SCALE: 1 : 100 DATE: 2024/04/12



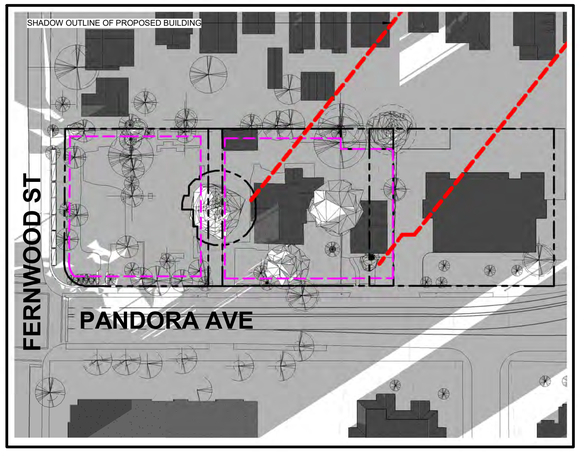
1 WINTER SOLSTICE - 8AM
1 : 750



2 WINTER SOLSTICE - NOON
1 : 750



3 WINTER SOLSTICE - 4PM
1 : 750



4 WINTER SOLSTICE - 4PM - EXISTING
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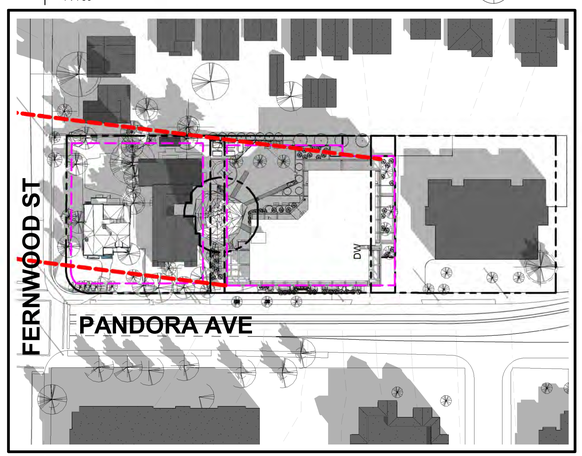
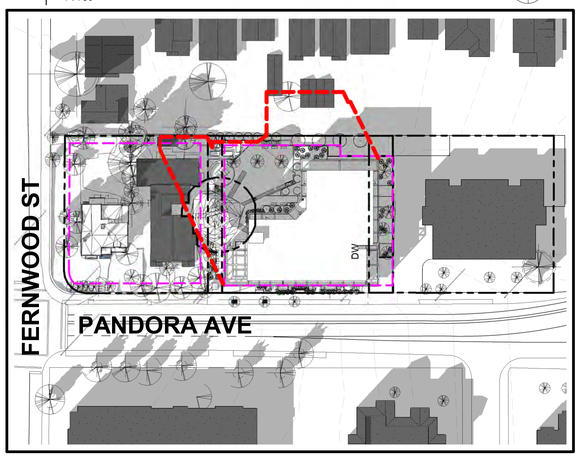
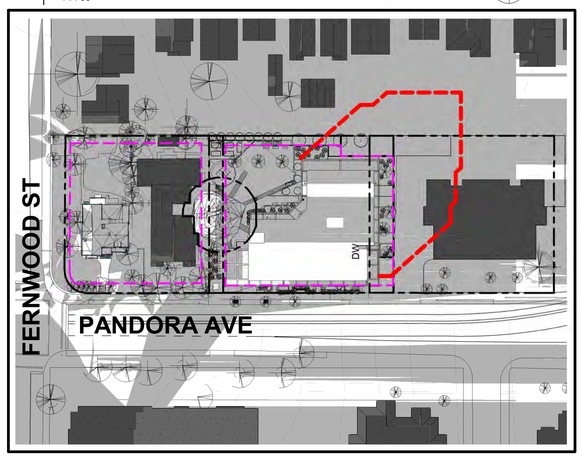


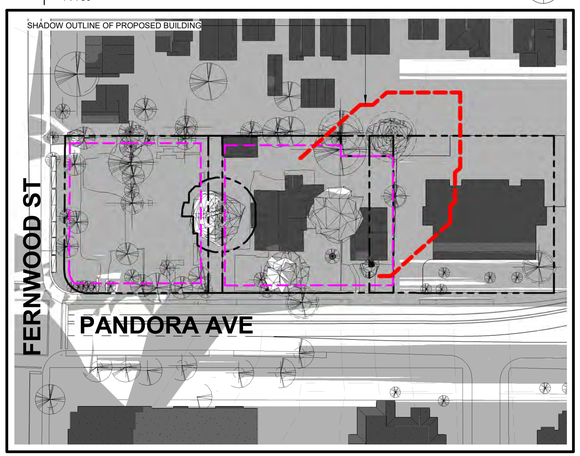
5 SPRING / AUTUMN EQUINOX - 8AM
1 : 750



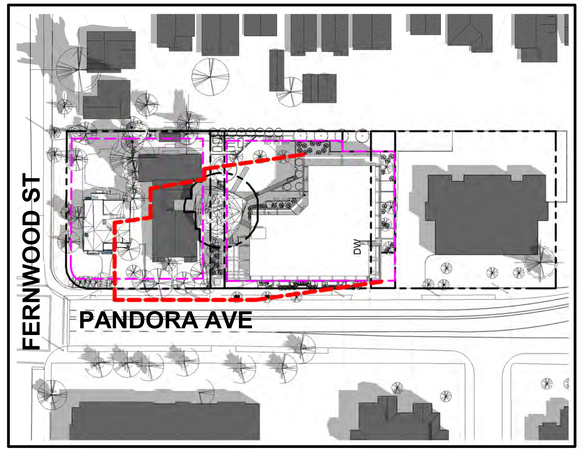
6 SPRING / AUTUMN EQUINOX - NOON
1 : 750



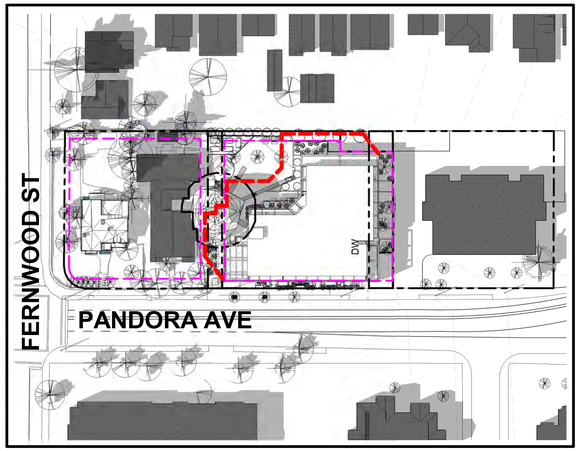
7 SPRING / AUTUMN EQUINOX - 4PM
1 : 750



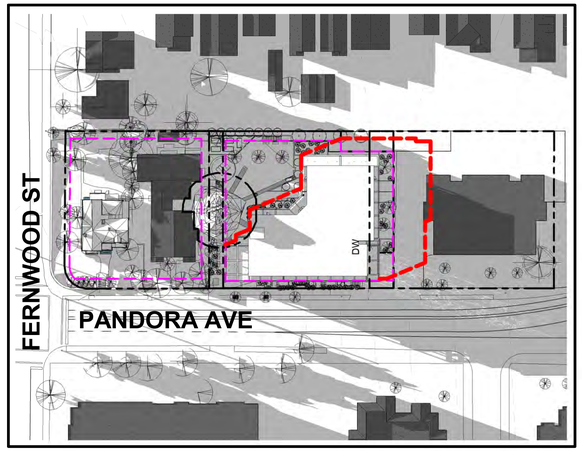
8 SPRING / AUTUMN EQUINOX - 4PM - EXISTING
1 : 750



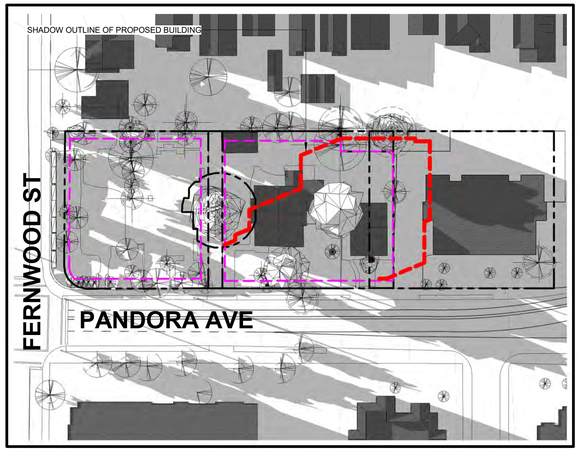
9 SUMMER SOLSTICE - 8AM
1 : 750



10 SUMMER SOLSTICE - NOON
1 : 750



11 SUMMER SOLSTICE - 4PM
1 : 750



12 SUMMER SOLSTICE - 4PM - EXISTING
1 : 750

continuum
ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
4	ISSUED FOR DP REVISION	2024-07-25
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

SHADOW STUDY

0m 10m 20m 30m 40m 50m
VISUAL SCALE 1:500 @ Arch D

JOB No.: 2245

SCALE: 1 : 750

DATE: 2024/04/12

A-1.5

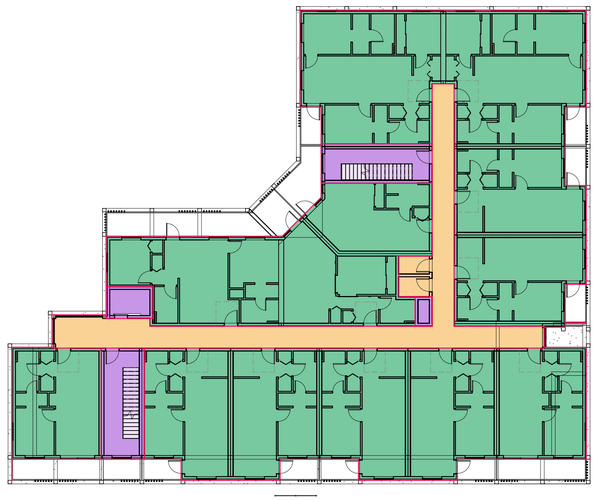
Area Legend

- COMMON AREA
- RENTABLE AREA
- VERTICAL PENETRATION

1 RENTABLE AREA PLAN - L1
1 : 200

Area Legend

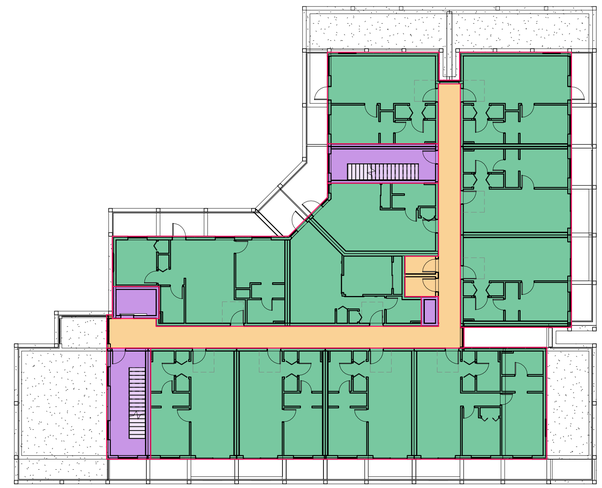
- COMMON AREA
- RENTABLE AREA
- VERTICAL PENETRATION



2 RENTABLE AREA PLAN - L2-L4
1 : 200

Area Legend

- COMMON AREA
- RENTABLE AREA
- VERTICAL PENETRATION



3 RENTABLE AREA PLAN - L5-L6
1 : 200

BOMA Area Schedule (Rentable)

Level	Name	Area
COMMON AREA		
L1	COMMON AREA	125.6 m²
L2	COMMON AREA	92.5 m²
L3	COMMON AREA	92.5 m²
L4	COMMON AREA	92.5 m²
L5	COMMON AREA	74.9 m²
L6	COMMON AREA	74.9 m²
		552.9 m²
RENTABLE AREA		
L1	RENTABLE AREA	699.8 m²
L2	RENTABLE AREA	774.1 m²
L3	RENTABLE AREA	774.1 m²
L4	RENTABLE AREA	774.1 m²
L5	RENTABLE AREA	591.7 m²
L6	RENTABLE AREA	591.7 m²
		4205.6 m²
VERTICAL PENETRATION		
L1	VERTICAL PENETRATION	56.6 m²
L2	VERTICAL PENETRATION	56.6 m²
L3	VERTICAL PENETRATION	56.6 m²
L4	VERTICAL PENETRATION	56.6 m²
L5	VERTICAL PENETRATION	57 m²
L6	VERTICAL PENETRATION	57 m²
		340.6 m²
Grand total		5099.1 m²

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
4	ISSUED FOR DP REVISION	2024-07-25
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

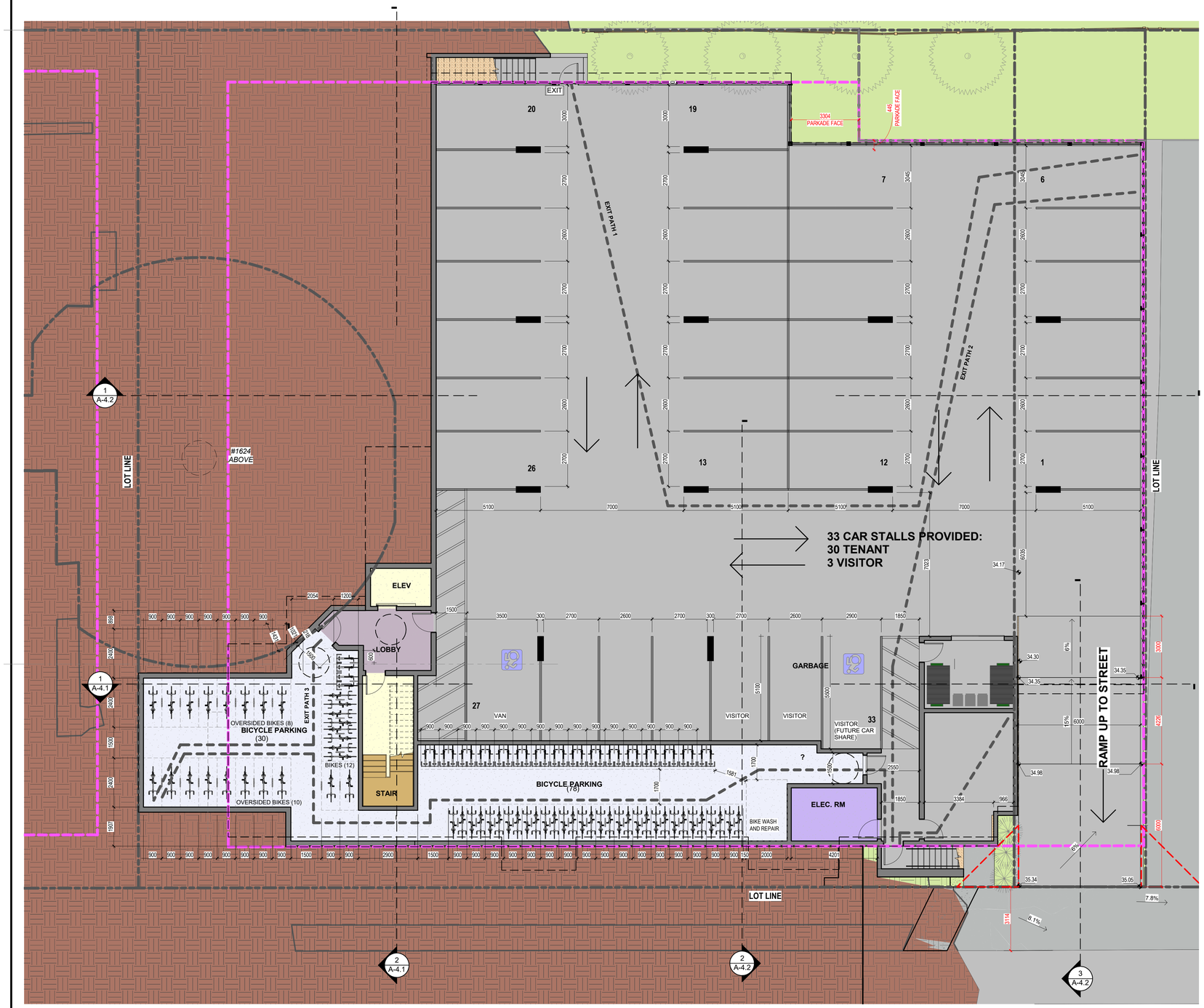
RENTABLE AREA CALCULATION

JOB No.: 2245

SCALE: 1 : 200

A-1.8

DATE: 2024/04/12



PARKING DATA

RESIDENTIAL PARKING STALLS	REQUIRED	PROVIDED
< 45m² 0.75 / UNIT x 27 =	20.25	
45-70m² 0.9 / UNIT x 38 =	34.2	
> 70m² 1.3 / UNIT x 8 =	10.4	
VISITOR STALLS: 0.1 / UNIT x 73 =	7.3	
TOTAL:	73	33

BICYCLE PARKING	REQUIRED	PROVIDED
< 45 m² 1 / UNIT) x **27** =	27	40 FLOOR MOUNTED STALLS (ELEC) 36 WALL MOUNTED STALLS 18 CARGO BIKE STALLS (ELEC) 8 VISITOR
> 45m² (1.25 / UNIT) x **46** =	57.5	
VISITORS (0.1 / UNIT) x **73** =	7.3	
TOTAL:	92	102

TOTAL UNITS BY AREA UNDER 45m2 (AREA FOR PARKING CALCULATION)

UNIT TYPE	AREA
STUDIO - TYPE 1	36.9 m²
36.9 m²: 6	
STUDIO - TYPE 3 (ACC.)	41.3 m²
41.3 m²: 1	
1 BED - TYPE 2	43.7 m²
43.7 m²: 2	
1 BED - TYPE 1	43.9 m²
1 BED - TYPE 2	43.9 m²
43.9 m²: 18	
TOTAL UNIT COUNT: 27	

TOTAL UNITS BY AREA 45m2 to 70m2 (AREA FOR PARKING CALCULATION)

UNIT TYPE	AREA
STUDIO - TYPE 2	45.7 m²
45.7 m²: 6	
1 BED - TYPE 3	46.2 m²
46.2 m²: 4	
1+DEN - TYPE 1	48.5 m²
48.5 m²: 20	
2 BED - TYPE 1	62.7 m²
62.7 m²: 6	
2 BED - TYPE 2	66.5 m²
66.5 m²: 2	
TOTAL UNIT COUNT: 38	

TOTAL UNITS BY AREA GREATER THAN 70m2 (AREA FOR PARKING CALCULATION)

UNIT TYPE	Area
3 BED - TYPE 1	81.5 m²
81.5 m²: 8	
TOTAL UNIT COUNT: 8	

EGRESS DATA - PARKADE

EXIT ROUTE LABEL	SEGMENT	DISTANCE
EXIT PATH 1		
EXIT PATH 1	01 START	21.17 m
EXIT PATH 1	02 MIDDLE	16.32 m
EXIT PATH 1	02 MIDDLE	12.25 m
EXIT PATH 1	03 END	7.78 m
		57.52 m
EXIT PATH 2		
EXIT PATH 2	01 START	8.52 m
EXIT PATH 2	02 MIDDLE	23.10 m
EXIT PATH 2	03 END	6.89 m
		38.51 m
EXIT PATH 3		
EXIT PATH 3	01 START	3.00 m
EXIT PATH 3	02 MIDDLE	6.51 m
EXIT PATH 3	02 MIDDLE	4.74 m
EXIT PATH 3	03 END	0.53 m
		14.78 m
EXIT PATH 4		
EXIT PATH 4	01 START	2.37 m
EXIT PATH 4	02 MIDDLE	6.32 m
EXIT PATH 4	02 MIDDLE	3.37 m
EXIT PATH 4	02 MIDDLE	5.70 m
EXIT PATH 4	02 MIDDLE	1.11 m
EXIT PATH 4	02 MIDDLE	13.49 m
EXIT PATH 4	02 MIDDLE	2.95 m
EXIT PATH 4	02 MIDDLE	6.16 m
EXIT PATH 4	03 END	3.53 m
		45.00 m
EXIT PATH 5		
EXIT PATH 5	01 START	0.53 m
EXIT PATH 5	02 MIDDLE	1.80 m
EXIT PATH 5	02 MIDDLE	6.58 m
		8.90 m

MAXIMUM PATH OF EGRESS NOT TO EXCEED 45M FOR SPRINKLERED LIGHT INDUSTRIAL OCCUPANCY.

1 PARKADE PLAN
1 : 100

TN N

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

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1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

PARKADE PLAN

A-2.0

JOB No.: 2245

SCALE: As indicated

DATE: 2024/04/12

UNIT COUNT - STUDIO	
UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	

UNIT COUNT - 1 BED	
UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	

UNIT COUNT - 1+DEN	
UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	

UNIT COUNT - 2 BED	
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	

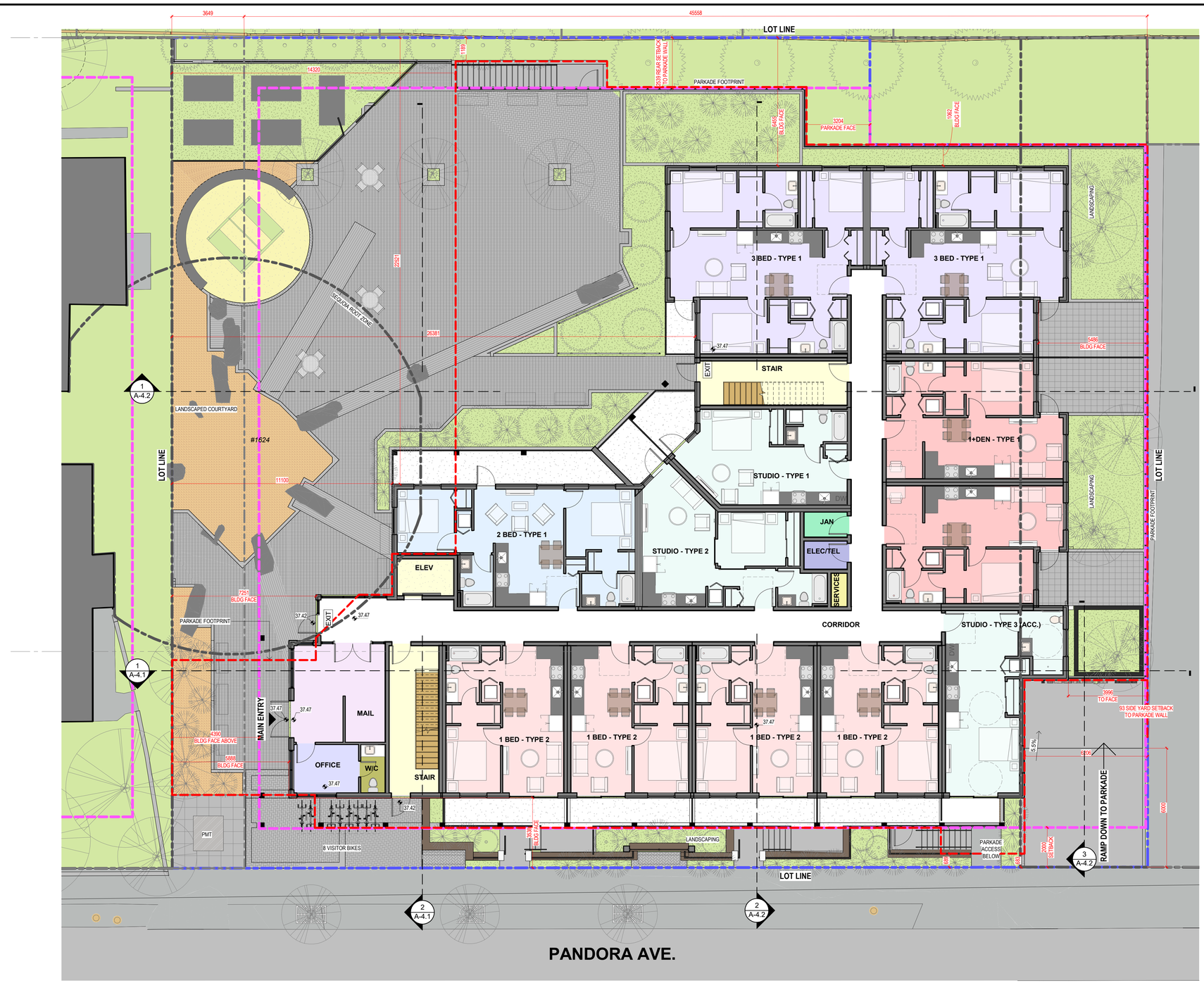
UNIT COUNT - 3 BED	
UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - ALL TYPES	
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73

Area Schedule (GFA)	
Level	Area
L1	882 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5098.9 m²

UNIT AND AREA LEGEND

- 1 BED - TYPE 2
- 1+DEN - TYPE 1
- 2 BED - TYPE 1
- 3 BED - TYPE 1
- CORRIDOR
- ELEC/TEL
- ELEV
- JAN
- MAIL
- OFFICE
- SERVICES
- STAIR
- STUDIO - TYPE 1
- STUDIO - TYPE 2
- STUDIO - TYPE 3 (ACC.)
- W/C



1 FLOOR PLAN - L1
1 : 100

TN N

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
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2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L1

JOB No.: 2245

SCALE: 1 : 100

A-2.1

DATE: 2024/04/12

UNIT COUNT - STUDIO

UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	

UNIT COUNT - 1 BED

UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	

UNIT COUNT - 1+DEN

UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	

UNIT COUNT - 2 BED

UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - 3 BED

UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - ALL TYPES

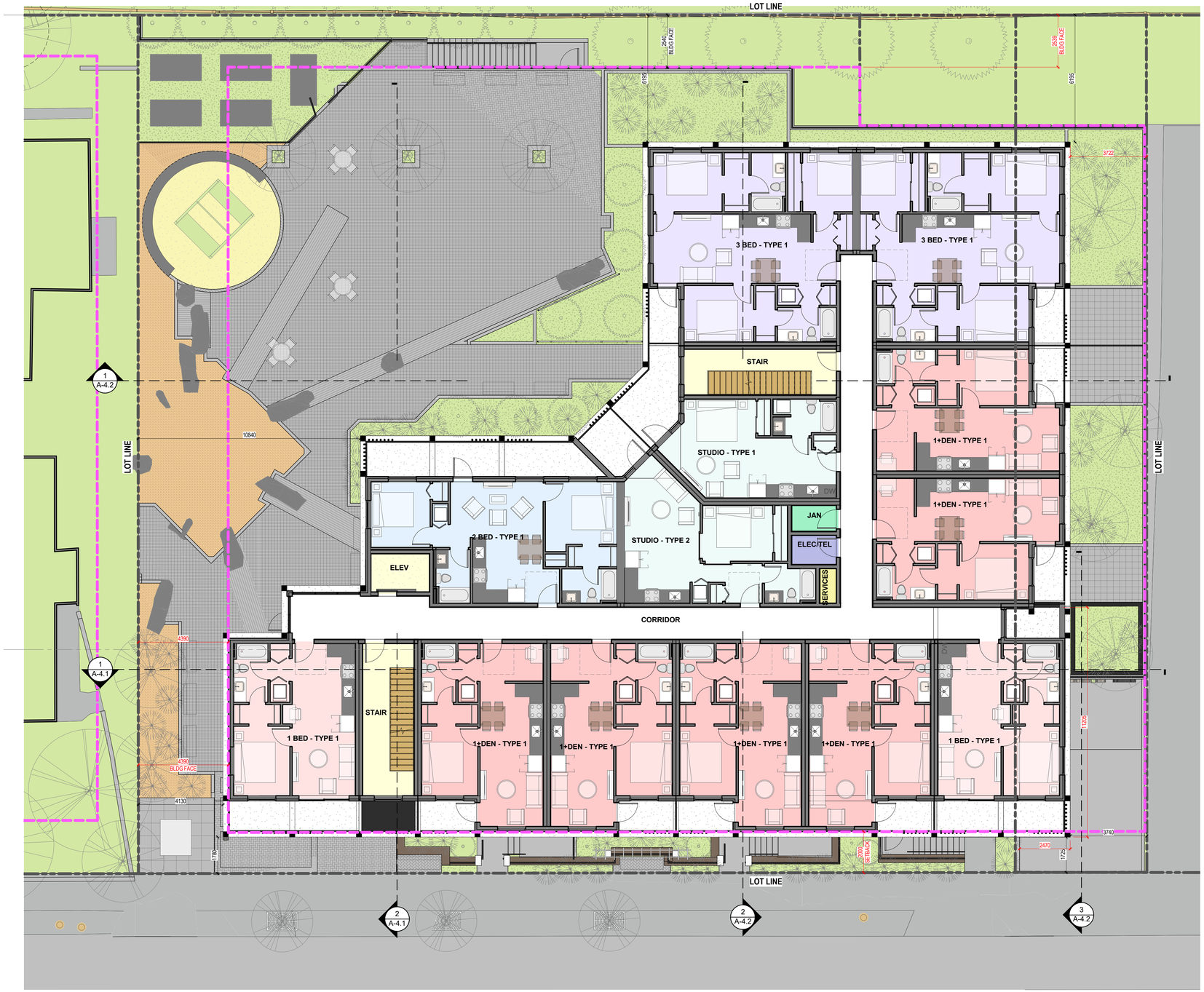
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73

Area Schedule (GFA)

Level	Area
L1	882 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5098.9 m²

UNIT AND AREA LEGEND

- 1 BED - TYPE 1
- 1+DEN - TYPE 1
- 2 BED - TYPE 1
- 3 BED - TYPE 1
- CORRIDOR
- ELEC/TEL
- ELEV
- JAN
- SERVICES
- STAIR
- STUDIO - TYPE 1
- STUDIO - TYPE 2



1 | FLOOR PLAN - L2-L4
1 : 100

TN N

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
4	ISSUED FOR DP REVISION	2024-07-25
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L2

A-2.2

JOB No.: 2245

SCALE: 1 : 100

DATE: 2024/04/12

UNIT COUNT - STUDIO

UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	

UNIT COUNT - 1 BED

UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	

UNIT COUNT - 1+DEN

UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	

UNIT COUNT - 2 BED

UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - 3 BED

UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - ALL TYPES

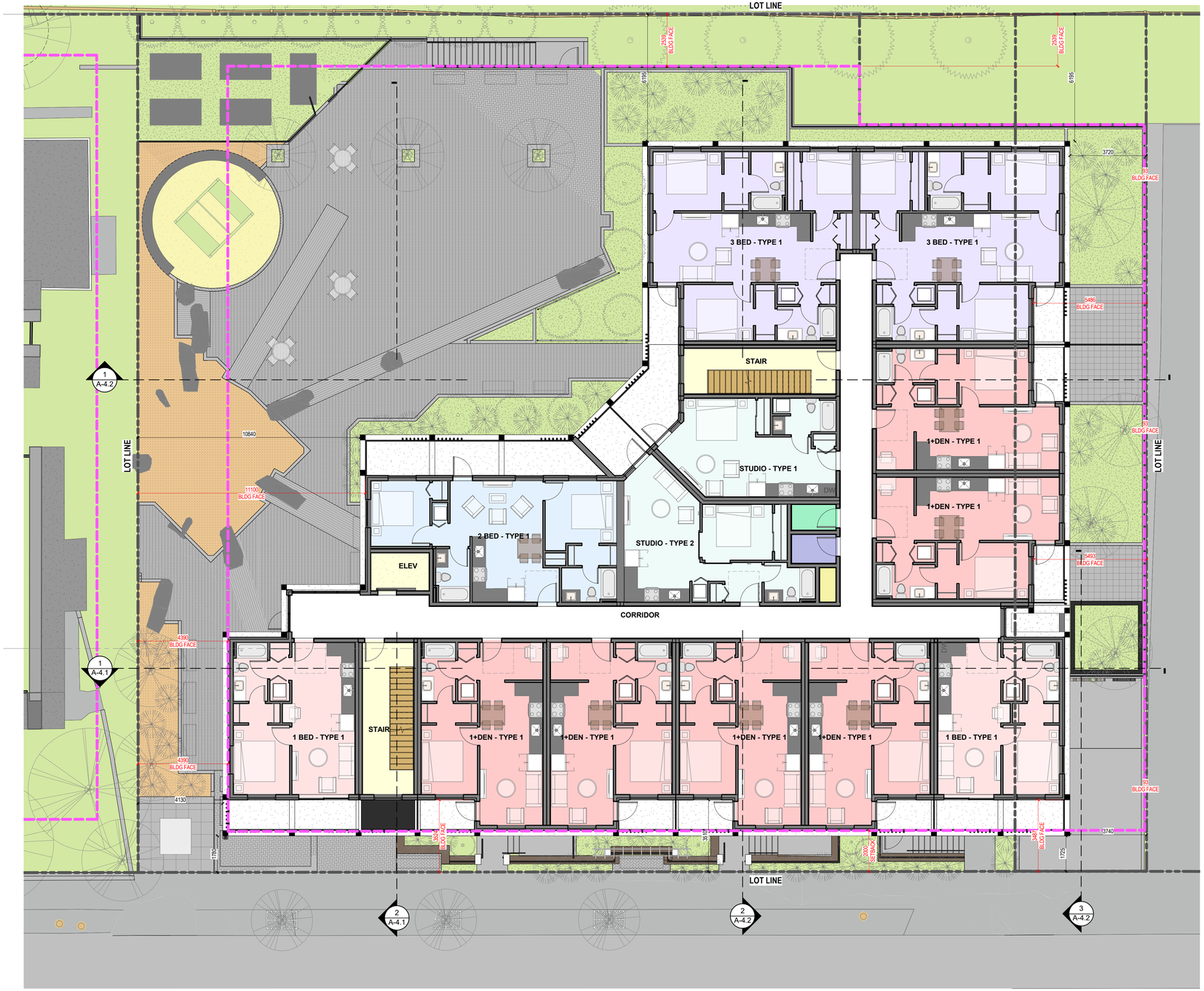
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73

Area Schedule (GFA)

Level	Area
L1	882 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5098.9 m²

UNIT AND AREA LEGEND

- 1 BED - TYPE 1
- 1+DEN - TYPE 1
- 2 BED - TYPE 1
- 3 BED - TYPE 1
- CORRIDOR
- ELEC/TEL
- ELEV
- JAN
- SERVICES
- STAIR
- STUDIO - TYPE 1
- STUDIO - TYPE 2



1 FLOOR PLAN - L3
1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
4	ISSUED FOR DP REVISION	2024-07-25
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L3

A-2.3

JOB No.: 2245

SCALE: 1 : 100

DATE: 2024/04/12

UNIT COUNT - STUDIO

UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	

UNIT COUNT - 1 BED

UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	

UNIT COUNT - 1+DEN

UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	

UNIT COUNT - 2 BED

UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - 3 BED

UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - ALL TYPES

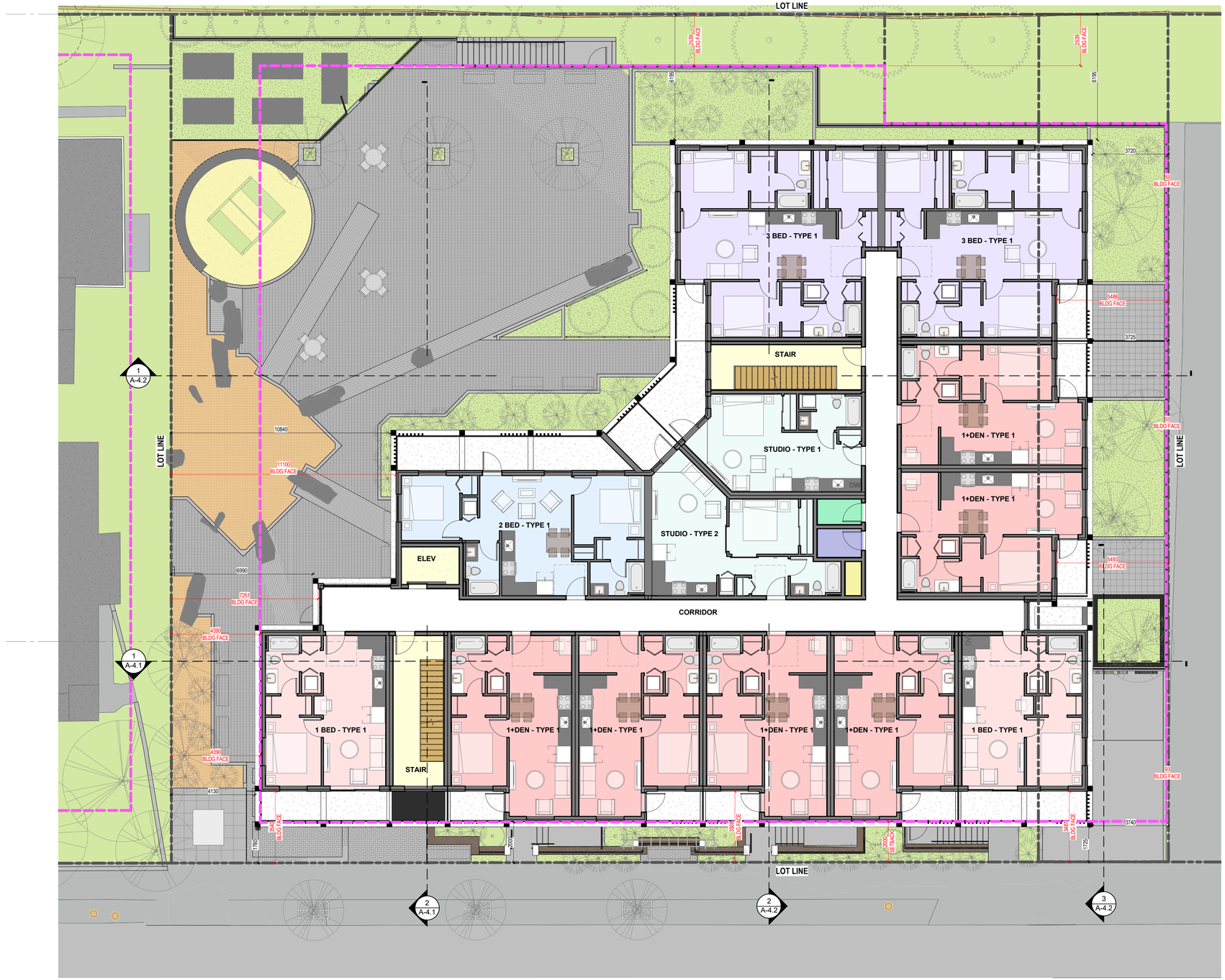
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73

Area Schedule (GFA)

Level	Area
L1	882 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5098.9 m²

UNIT AND AREA LEGEND

- 1 BED - TYPE 1
- 1+DEN - TYPE 1
- 2 BED - TYPE 1
- 3 BED - TYPE 1
- CORRIDOR
- ELEC/TEL
- ELEV
- JAN
- SERVICES
- STAIR
- STUDIO - TYPE 1
- STUDIO - TYPE 2



1 FLOOR PLAN - L4
1 : 100

TN N

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
4	ISSUED FOR DP REVISION	2024-07-25
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L4

A-2.4

JOB No.: 2245

SCALE: 1 : 100

DATE: 2024/04/12

UNIT COUNT - STUDIO

UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	

UNIT COUNT - 1 BED

UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	

UNIT COUNT - 1+DEN

UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	

UNIT COUNT - 2 BED

UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - 3 BED

UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - ALL TYPES

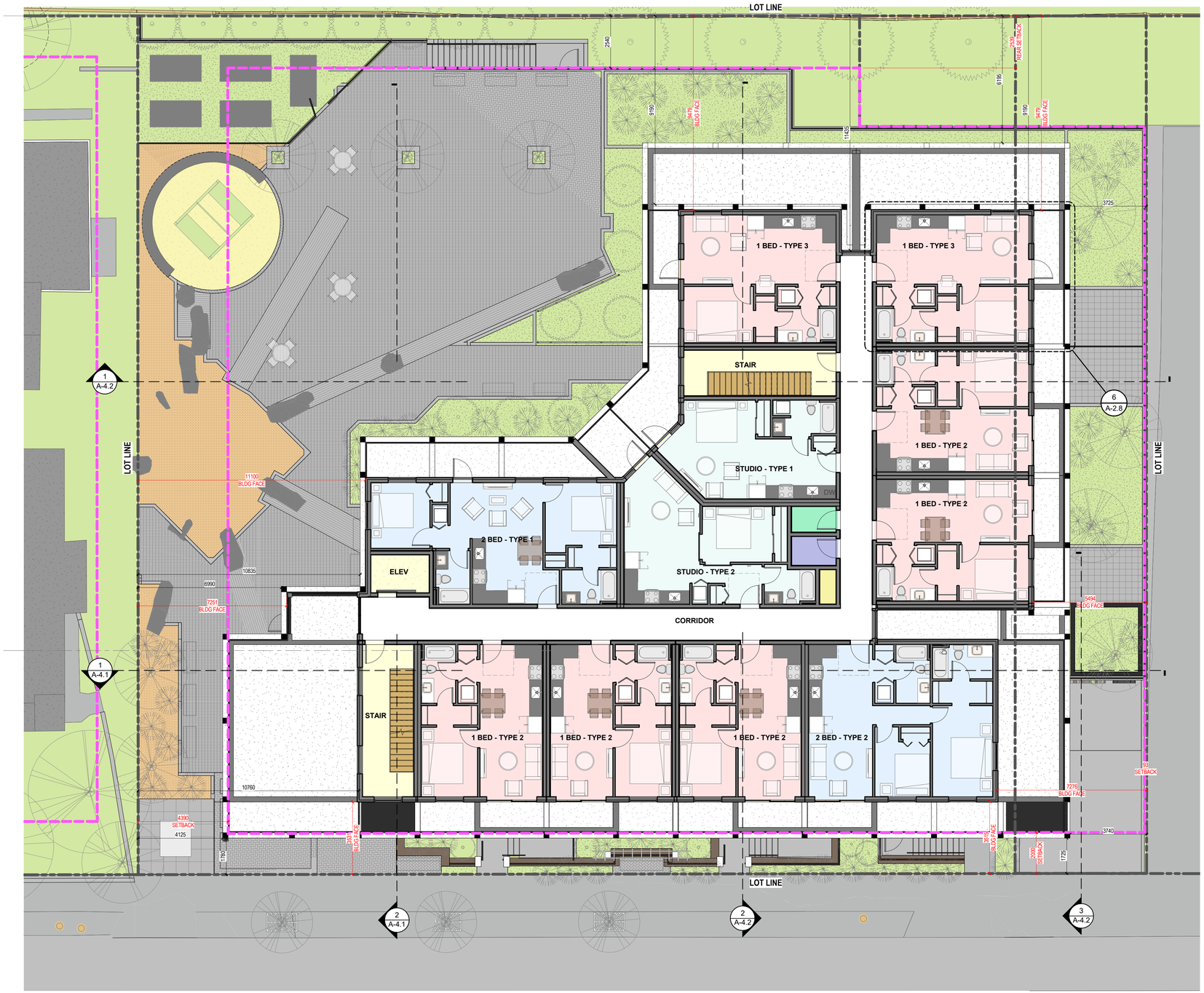
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73

Area Schedule (GFA)

Level	Area
L1	882 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5098.9 m²

UNIT AND AREA LEGEND

- 1 BED - TYPE 2
- 1 BED - TYPE 3
- 2 BED - TYPE 1
- 2 BED - TYPE 2
- CORRIDOR
- ELEC/TEL
- ELEV
- JAN
- SERVICES
- STAIR
- STUDIO - TYPE 1
- STUDIO - TYPE 2



1 | FLOOR PLAN - L5-L6

1 : 100

TN N

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
4	ISSUED FOR DP REVISION	2024-07-25
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2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

FLOOR PLAN - L5

A-2.5

JOB No.: 2245

SCALE: 1 : 100

DATE: 2024/04/12

UNIT COUNT - STUDIO

UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	

UNIT COUNT - 1 BED

UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	

UNIT COUNT - 1+DEN

UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	

UNIT COUNT - 2 BED

UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - 3 BED

UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - ALL TYPES

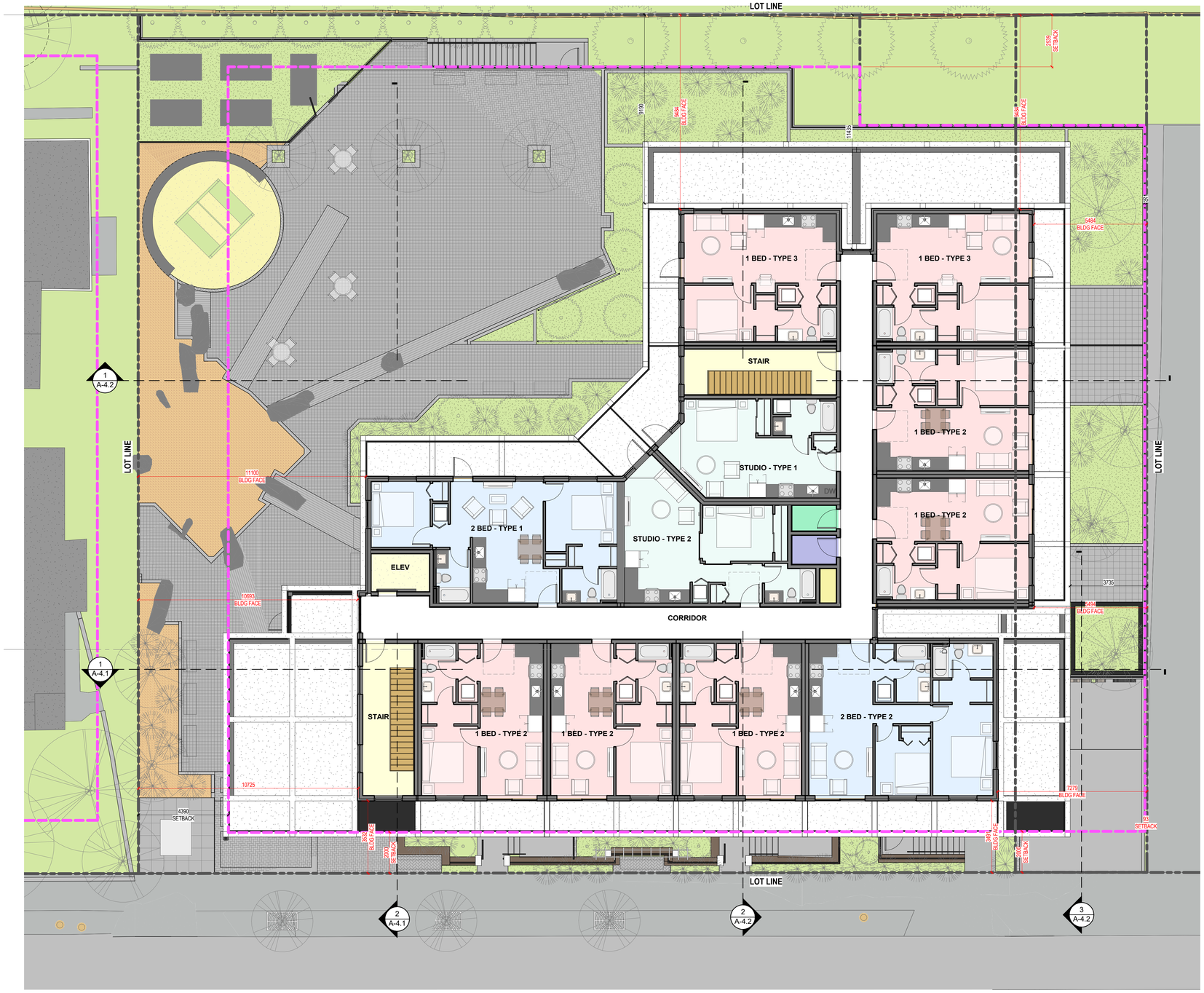
Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73

Area Schedule (GFA)

Level	Area
L1	882 m²
L2	923.3 m²
L3	923.3 m²
L4	923.3 m²
L5	723.5 m²
L6	723.5 m²
Grand total	5098.9 m²

UNIT AND AREA LEGEND

- 1 BED - TYPE 2
- 1 BED - TYPE 3
- 2 BED - TYPE 1
- 2 BED - TYPE 2
- CORRIDOR
- ELEC/TEL
- ELEV
- JAN
- SERVICES
- STAIR
- STUDIO - TYPE 1
- STUDIO - TYPE 2



1 FLOOR PLAN - L6

1 : 100

TN N

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
4	ISSUED FOR DP REVISION	2024-07-25
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

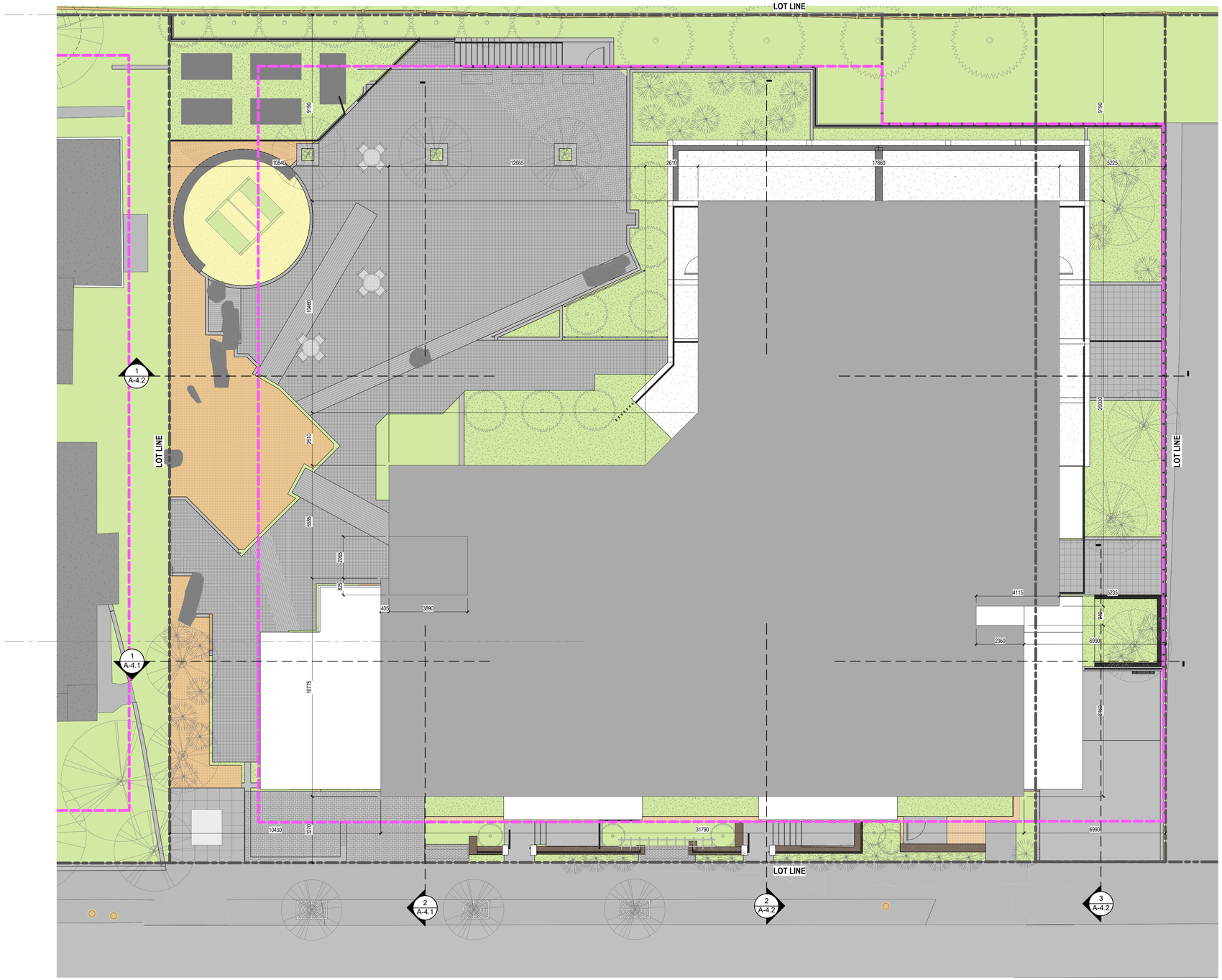
FLOOR PLAN - L6

A-2.6

JOB No.: 2245

SCALE: 1 : 100

DATE: 2024/04/12



1 | ROOF PLAN

1 : 100

TN N

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

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1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

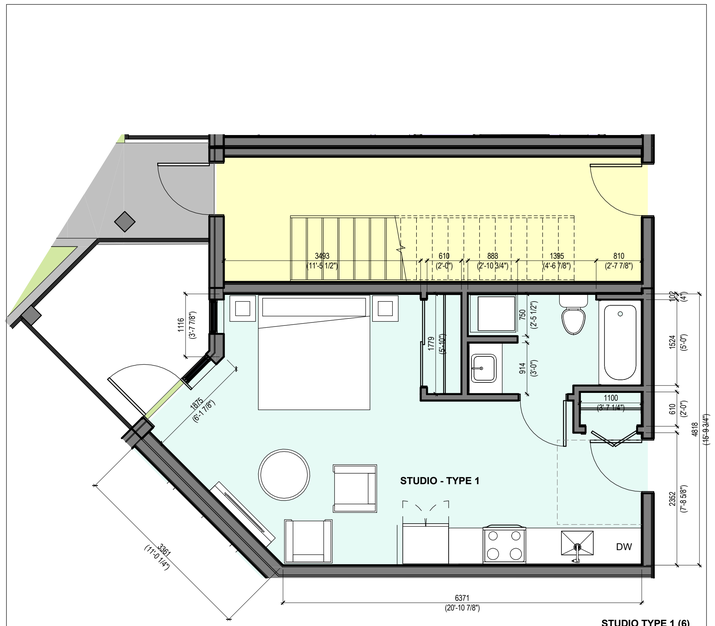
ROOF PLAN

JOB No.: 2245

SCALE: 1 : 100

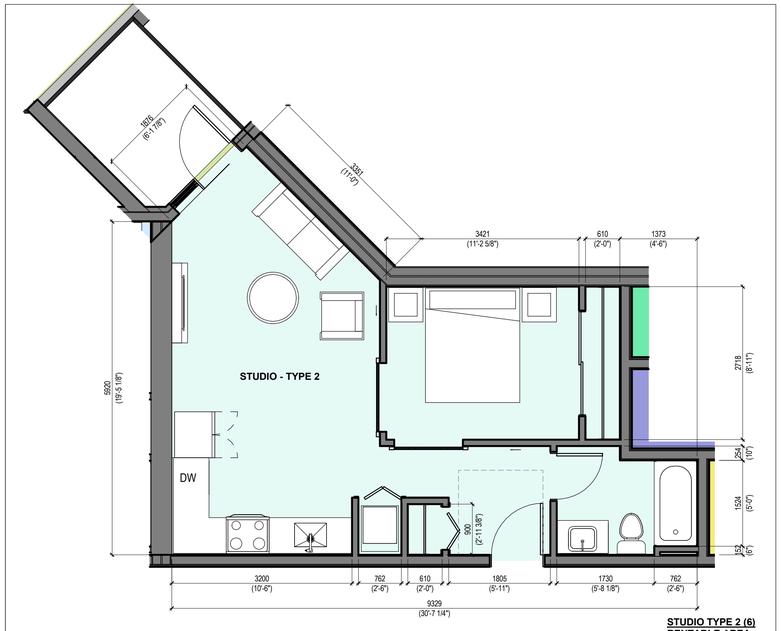
DATE: 2024/04/12

A-2.7



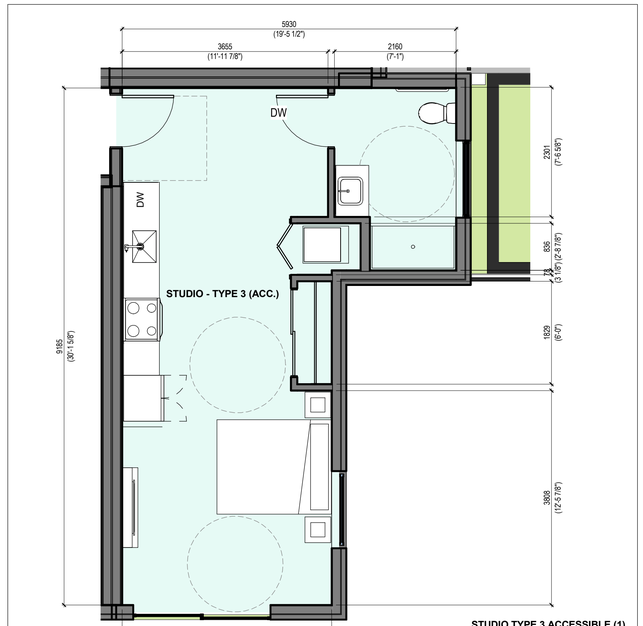
STUDIO TYPE 1 (6)
RENTABLE AREA
40.6 m² (437.5 sf)
USABLE AREA:
36.9 m² (396.7 sf)

1 | UNIT PLAN - STUDIO TYPE 1
1 : 50



STUDIO TYPE 2 (6)
RENTABLE AREA
51.7 m² (556.9 sf)
USABLE AREA:
45.7 m² (491.9 sf)

2 | UNIT PLAN - STUDIO TYPE 2
1 : 50



STUDIO TYPE 3 ACCESSIBLE (1)
RENTABLE AREA
48.4 m² (521.2 sf)
USABLE AREA:
41.3 m² (444.9 sf)

3 | UNIT PLAN - STUDIO TYPE 3
1 : 50

UNIT COUNT - STUDIO

UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	

UNIT COUNT - 1 BED

UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	

UNIT COUNT - 1+DEN

UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	

UNIT COUNT - 2 BED

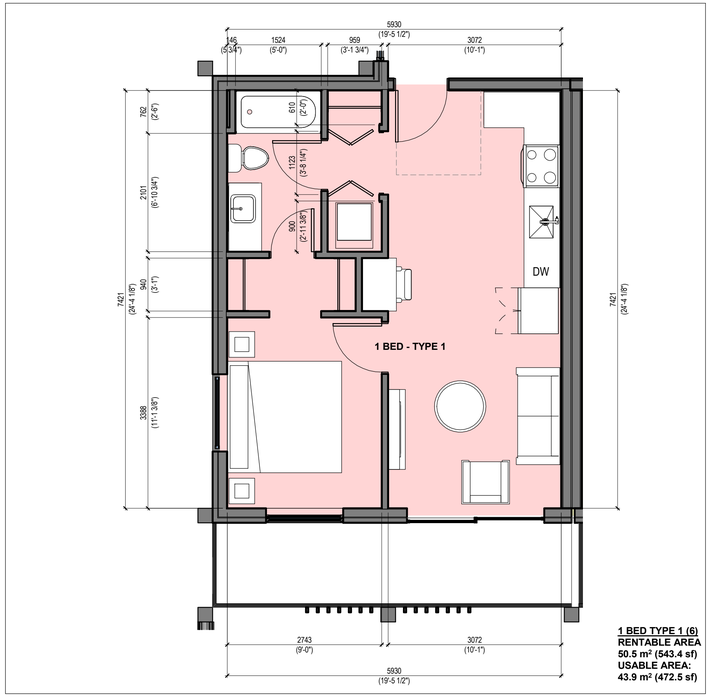
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - 3 BED

UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	

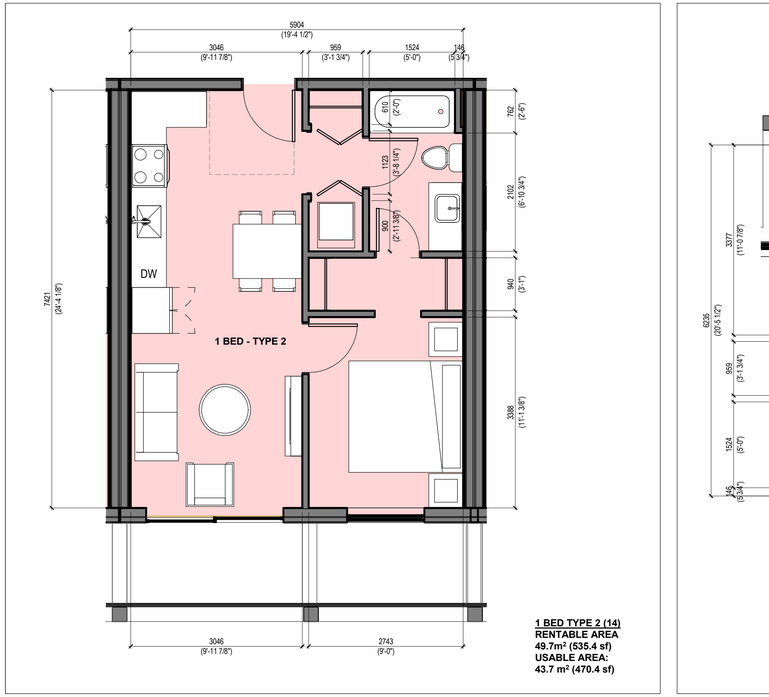
UNIT COUNT - ALL TYPES

Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73



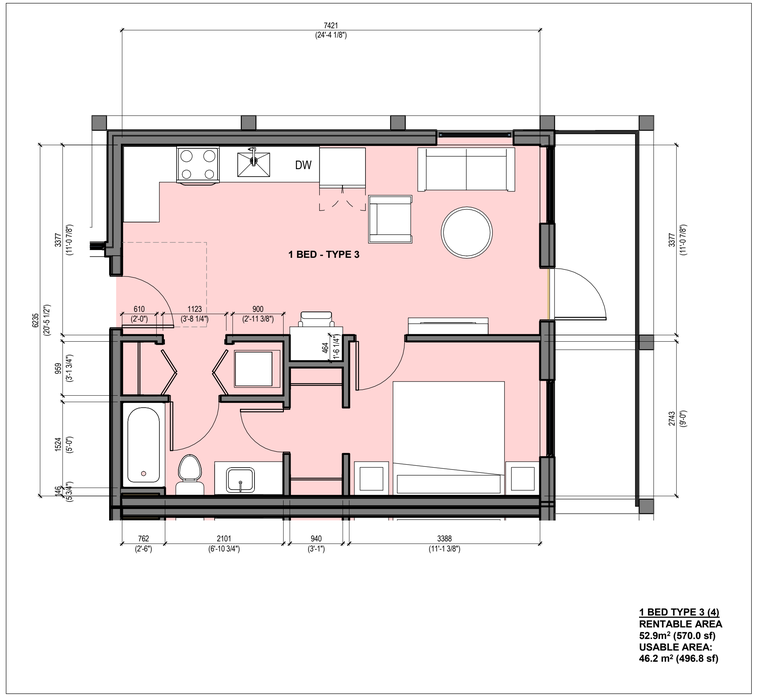
1 BED TYPE 1 (6)
RENTABLE AREA
50.5 m² (543.4 sf)
USABLE AREA:
43.9 m² (472.5 sf)

4 | UNIT PLAN - 1 BED TYPE 1
1 : 50



1 BED TYPE 2 (14)
RENTABLE AREA
49.7m² (535.4 sf)
USABLE AREA:
43.7 m² (470.4 sf)

5 | UNIT PLAN - 1 BED TYPE 2
1 : 50



1 BED TYPE 3 (4)
RENTABLE AREA
52.9m² (570.0 sf)
USABLE AREA:
46.2 m² (496.8 sf)

6 | UNIT PLAN - 1 BED TYPE 3
1 : 50

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

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1.	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

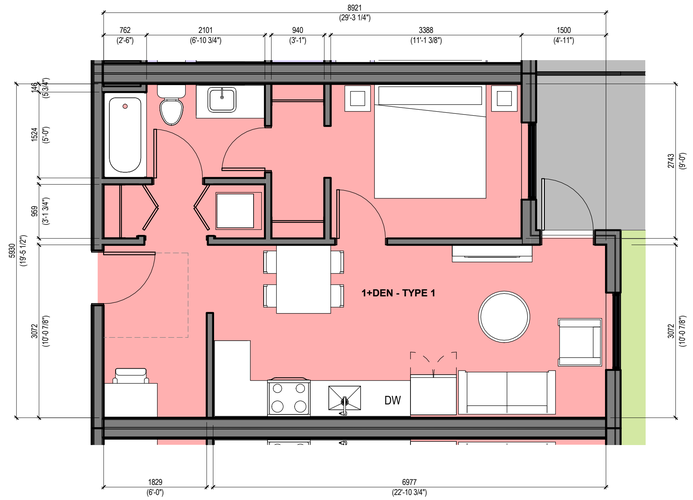
1354-1360 Pandora Avenue
Victoria, BC

UNIT PLANS

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ Arch D
JOB No.: 2245
SCALE: 1 : 50
DATE: 2024/04/12

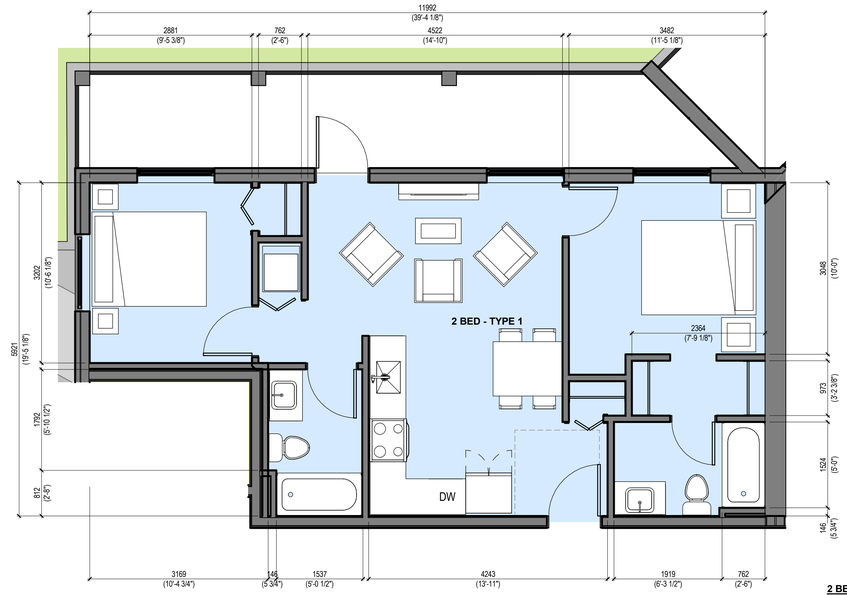
A-2.8



1 BED + DEN (20)
RENTABLE AREA
55.0 m² (592.2 sf)
USABLE AREA:
48.5 m² (522.1 sf)

1 UNIT PLAN - 1 BED + DEN TYPE 1

1 : 50



2 BED TYPE 1 (6)
RENTABLE AREA
70.1 m² (755.0sf)
USABLE AREA:
62.7 m² (674.6 sf)

2 UNIT PLAN - 2 BED TYPE 1

1 : 50

UNIT COUNT - STUDIO

UNIT TYPE	Count
STUDIO - TYPE 1	6
STUDIO - TYPE 2	6
STUDIO - TYPE 3 (ACC.)	1
TOTAL UNIT TYPE COUNT: 13	

UNIT COUNT - 1 BED

UNIT TYPE	Count
1 BED - TYPE 1	6
1 BED - TYPE 2	14
1 BED - TYPE 3	4
TOTAL UNIT TYPE COUNT: 24	

UNIT COUNT - 1+DEN

UNIT TYPE	Count
1+DEN - TYPE 1	20
TOTAL UNIT TYPE COUNT: 20	

UNIT COUNT - 2 BED

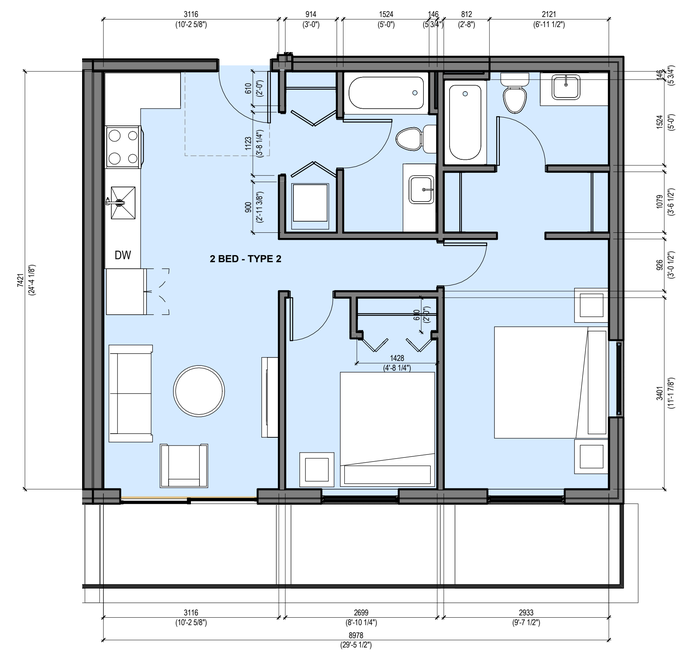
UNIT TYPE	Count
2 BED - TYPE 1	6
2 BED - TYPE 2	2
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - 3 BED

UNIT TYPE	Count
3 BED - TYPE 1	8
TOTAL UNIT TYPE COUNT: 8	

UNIT COUNT - ALL TYPES

Level	Count
L1	12
L2	13
L3	13
L4	13
L5	11
L6	11
TOTAL UNIT TYPE COUNT	73



2 BED TYPE 2 (2)
RENTABLE AREA
74.7 m² (803.7 sf)
USABLE AREA:
66.5 m² (716.3 sf)

3 UNIT PLAN - 2 BED TYPE 2

1 : 50

3 BED (8)
RENTABLE AREA
90.8 m² (977.3 sf)
USABLE AREA:
81.5 m² (876.9 sf)

4 UNIT PLAN - 3 BED

1 : 50

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

UNIT PLANS

JOB No.: 2245

SCALE: 1 : 50

A-2.9

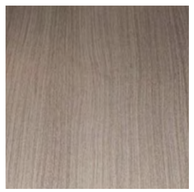
DATE: 2024/04/12

1 | PANDORA AVE LOOKING NORTH
1 : 200

2 | WEST ELEVATION STREETSCAPE
1 : 200

3 | EAST ELEVATION STREETSCAPE
1 : 200

0m 1m 2m 3m 4m 5m
VISUAL SCALE 1:50 @ Arch D



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"

P1
HARDIE PANEL SIDING:
IRON GRAY - SMOOTH

P2
HARDIE PANEL SIDING:
ARCTIC WHITE - SMOOTH

CW
CURTAIN WALL:
BLACK MULLIONS

GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - BLACK ANODIZED

RV
REVEAL:
METAL - COLOUR MATCH
FC-12 FLAT CAP

EXTERIOR MATERIAL LEGEND
1 : 1

continuum
ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
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1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

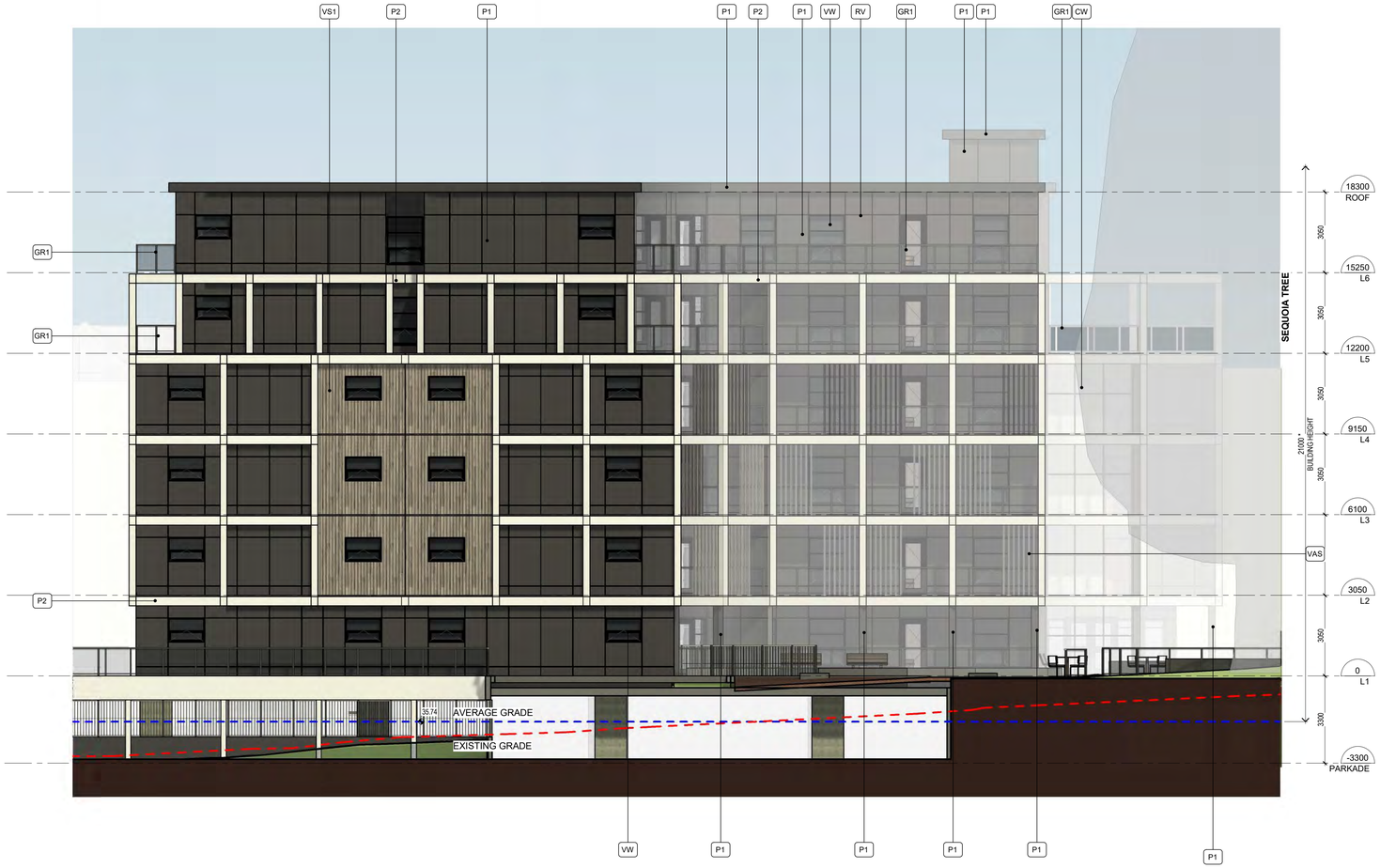
STREETSCAPE ELEVATIONS

JOB No.: 2245

SCALE: As indicated

DATE: 2024/04/12

A-3.0



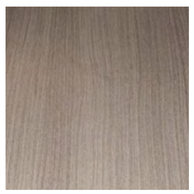
*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

1 NORTH ELEVATION APARTMENT

1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D



VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"

P1
HARDIE PANEL SIDING:
IRON GRAY - SMOOTH

P2
HARDIE PANEL SIDING:
ARCTIC WHITE - SMOOTH

CW
CURTAIN WALL:
BLACK MULLIONS

GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - BLACK ANODIZED

RV
REVEAL:
METAL - COLOUR MATCH
FC-12 FLAT CAP

3 EXTERIOR MATERIAL LEGEND

1 : 1

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
C1	CONCRETE - SANDBLAST FINISH
C2	CONCRETE - PAINT FINISH - WHITE
C3	CONCRETE - PAINT FINISH - BLACK
CW	CURTAINWALL - BLACK ANODIZED
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
P1	PANEL SIDING - IRON GRAY - HARDIE PANEL SIDING
P2	PANEL SIDING - ARCTIC WHITE - HARDIE PANEL SIDING
RV	REVEAL - COLOUR MATCH w/ CLADDING
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
VAS	VERTICAL ALUMINUM SCREEN - PONDEROSA - WESTFORM SOLID PROBOARD
VS1	VERTICAL SIDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VW	VINYL WINDOW - BLACK

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

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1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

ELEVATIONS

A-3.1

JOB No.: 2245

SCALE: As indicated

DATE: 2024/04/12

*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

1 EAST ELEVATION APARTMENT

1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"

P1
HARDIE PANEL SIDING:
IRON GRAY - SMOOTH

P2
HARDIE PANEL SIDING:
ARCTIC WHITE - SMOOTH

CW
CURTAIN WALL:
BLACK MULLIONS

GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - BLACK ANODIZED

RV
REVEAL:
METAL - COLOUR MATCH
FC-12 FLAT CAP

EXTERIOR MATERIAL LEGEND

1 : 1

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
C1	CONCRETE - SANDBLAST FINISH
C2	CONCRETE - PAINT FINISH - WHITE
C3	CONCRETE - PAINT FINISH - BLACK
CW	CURTAINWALL - BLACK ANODIZED
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
P1	PANEL SIDING - IRON GRAY - HARDIE PANEL SIDING
P2	PANEL SIDING - ARCTIC WHITE - HARDIE PANEL SIDING
RV	REVEAL - COLOUR MATCH w/ CLADDING
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
VAS	VERTICAL ALUMINUM SCREEN - PONDEROSA - WESTFORM SOLID PROBOARD
VS1	VERTICAL SIDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VW	VINYL WINDOW - BLACK

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

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2	ISSUED FOR DP REVISION	2023-11-22

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

ELEVATIONS

A-3.2

JOB No.: 2245

SCALE: As indicated

DATE: 2024/04/12

*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

1 SOUTH ELEVATION APARTMENT
1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"

P1
HARDIE PANEL SIDING:
IRON GRAY - SMOOTH

P2
HARDIE PANEL SIDING:
ARCTIC WHITE - SMOOTH

CW
CURTAIN WALL:
BLACK MULLIONS

GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - BLACK ANODIZED

RV
REVEAL:
METAL - COLOUR MATCH
FC-12 FLAT CAP

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
C1	CONCRETE - SANDBLAST FINISH
C2	CONCRETE - PAINT FINISH - WHITE
C3	CONCRETE - PAINT FINISH - BLACK
CW	CURTAINWALL - BLACK ANODIZED
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
P1	PANEL SIDING - IRON GRAY - HARDIE PANEL SIDING
P2	PANEL SIDING - ARCTIC WHITE - HARDIE PANEL SIDING
RV	REVEAL - COLOUR MATCH w/ CLADDING
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
VAS	VERTICAL ALUMINUM SCREEN - PONDEROSA - WESTFORM SOLID PROBOARD
VS1	VERTICAL SIDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VW	VINYL WINDOW - BLACK

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
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1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

ELEVATIONS

A-3.3

JOB No.: 2245

SCALE: As indicated

DATE: 2024/04/12

*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

1 WEST ELEVATION APARTMENT

1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

VS1
VERTICAL SIDING
WESTFORM - PONDEROSA - SOLID PROBOARD 4"

P1
HARDIE PANEL SIDING:
IRON GRAY - SMOOTH

P2
HARDIE PANEL SIDING:
ARCTIC WHITE - SMOOTH

CW
CURTAIN WALL:
BLACK MULLIONS

GR1
ALUMINUM GUARD RAIL:
FROSTED GLAZING - BLACK ANODIZED

RV
REVEAL:
METAL - COLOUR MATCH
FC-12 FLAT CAP

EXTERIOR MATERIAL LEGEND

1 : 1

ELEVATION KEY NOTES

KEY NOTE	FINISH AND MATERIAL
C1	CONCRETE - SANDBLAST FINISH
C2	CONCRETE - PAINT FINISH - WHITE
C3	CONCRETE - PAINT FINISH - BLACK
CW	CURTAINWALL - BLACK ANODIZED
GR1	ALUMINUM GUARDRAIL - FROSTED GLAZING - BLACK ANODIZED
P1	PANEL SIDING - IRON GRAY - HARDIE PANEL SIDING
P2	PANEL SIDING - ARCTIC WHITE - HARDIE PANEL SIDING
RV	REVEAL - COLOUR MATCH w/ CLADDING
TWF	THROUGH-WALL FLASHING - COLOUR MATCH
VAS	VERTICAL ALUMINUM SCREEN - PONDEROSA - WESTFORM SOLID PROBOARD
VS1	VERTICAL SIDING - PONDEROSA - WESTFORM SOLID PROBOARD 4"
VW	VINYL WINDOW - BLACK

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

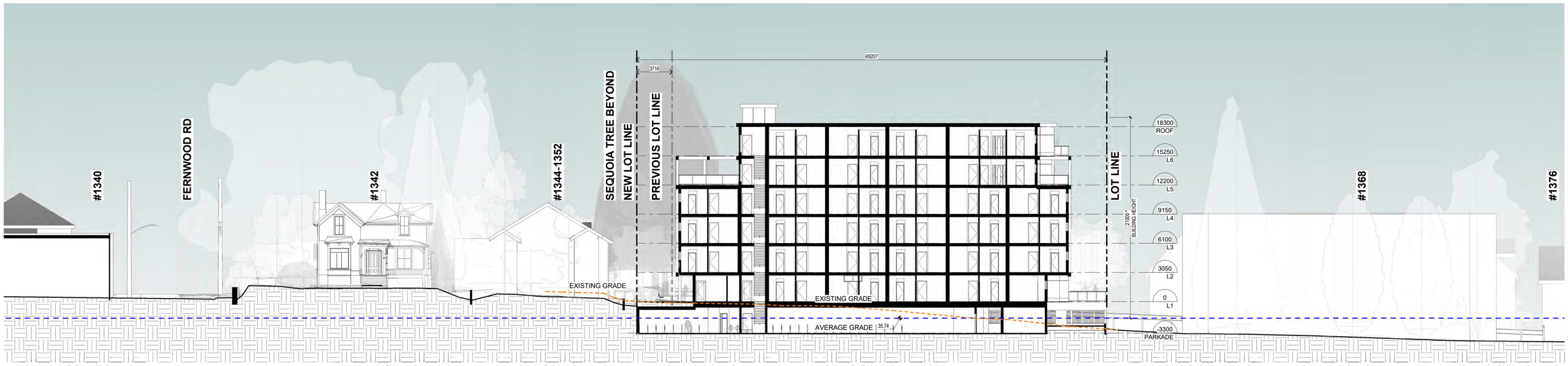
ELEVATIONS

A-3.4

JOB No.: 2245

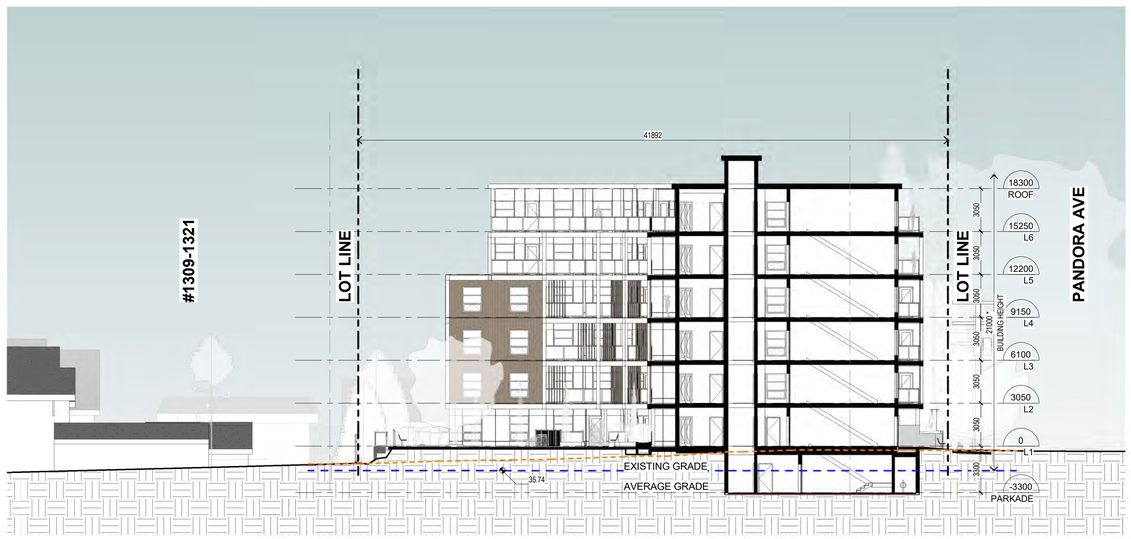
SCALE: As indicated

DATE: 2024/04/12



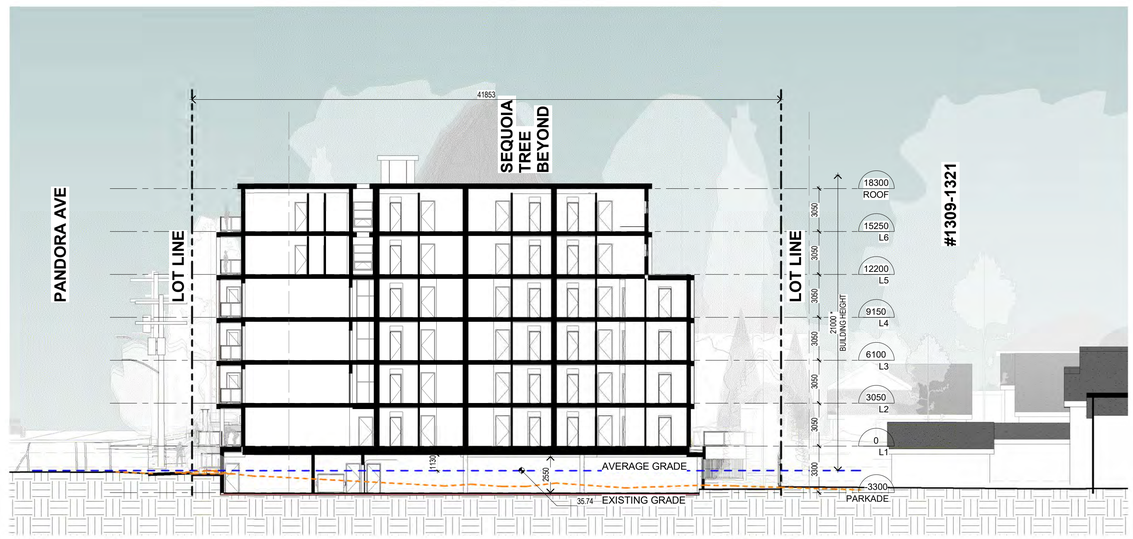
*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

1 | SITE SECTION 1
1 : 200



*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

2 | SITE SECTION 2
1 : 200



*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

3 | SITE SECTION 3
1 : 200

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ Arch D

continuum ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

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1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

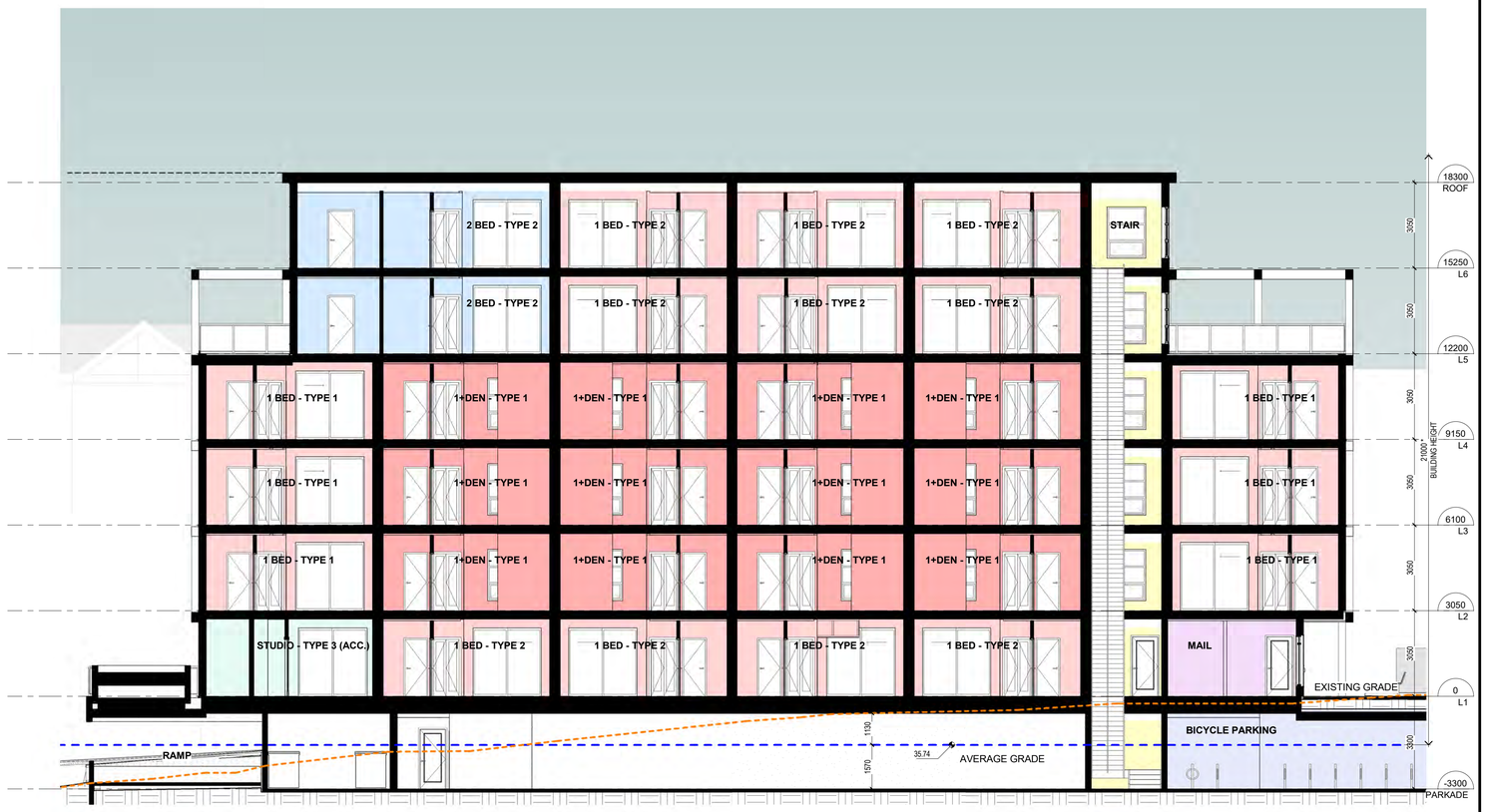
SITE SECTIONS

JOB No.: 2245

SCALE: 1 : 200

DATE: 2024/04/12

A-4.0



*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

1 BUILDING SECTION 1

1 : 100

*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

2 BUILDING SECTION 2

1 : 100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE

519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
4	ISSUED FOR DP REVISION	2024-07-25
3	ISSUED FOR DP REVISION	2024-04-09
2	ISSUED FOR DP REVISION	2023-11-22
1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

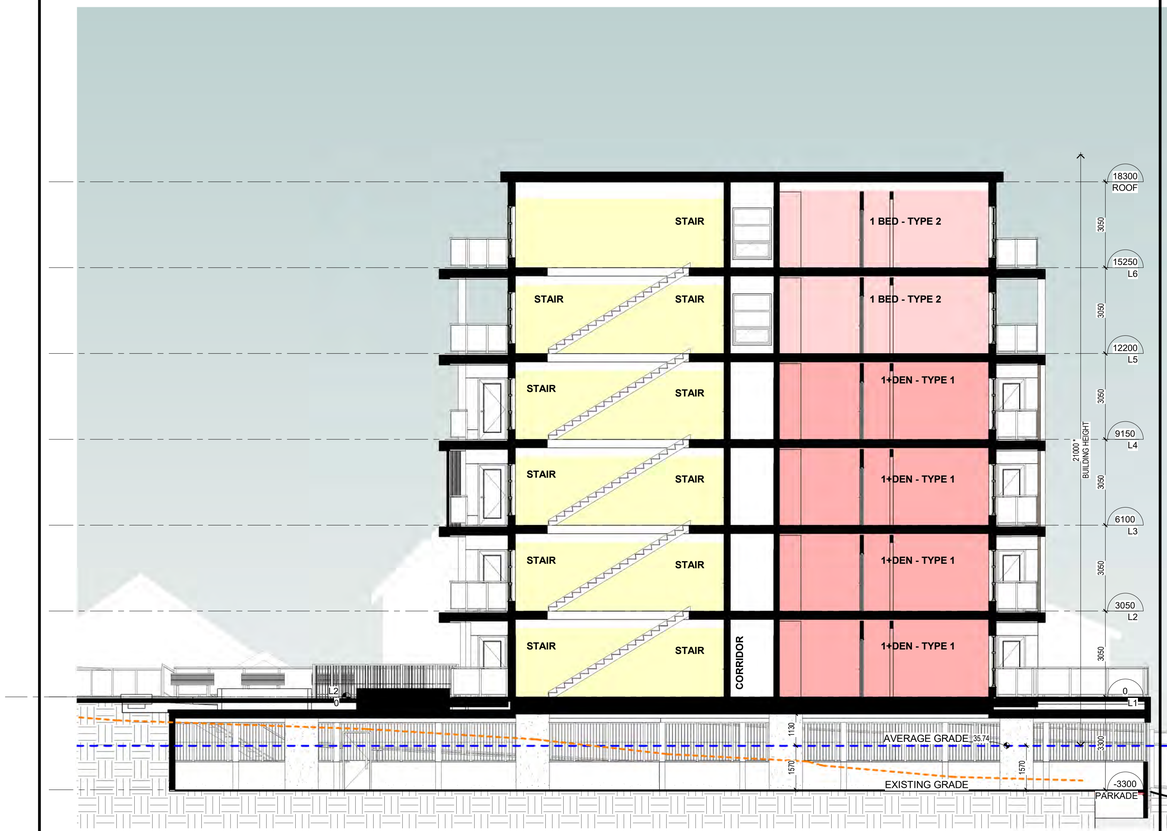
BUILDING SECTIONS

A-4.1

JOB No.: 2245

SCALE: 1 : 100

DATE: 2024/04/12



1 BUILDING SECTION 3

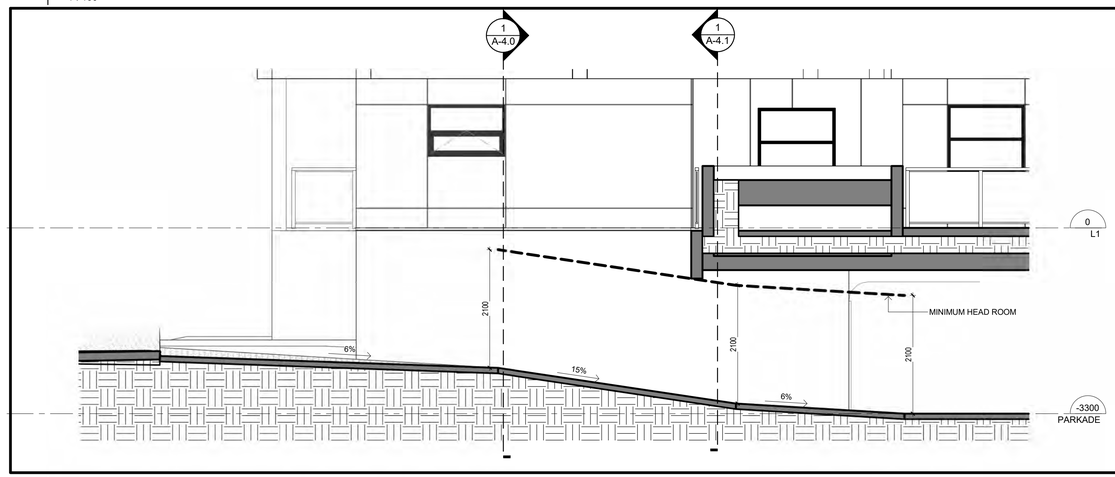
1 : 100

*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.

2 BUILDING SECTION 4

1 : 100

*NOTE: BUILDING HEIGHT INCLUDES TOLERANCE FOR POTENTIAL CHANGES TO CONSTRUCTION MATERIALS AND METHODOLOGIES.



3 RAMP SECTION

1 : 50

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ Arch D

continuum ARCHITECTURE

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PRIMEX INVESTMENTS

No.	Description	Date
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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

BUILDING SECTIONS

A-4.2

JOB No.: 2245

SCALE: As indicated

DATE: 2024/04/12

1 | 3D AERIAL VIEW - NORTH WEST
1 : 1

2 | 3D AERIAL VIEW - NORTH EAST
1 : 1

3 | 3D AERIAL VIEW - SOUTH EAST
1 : 1

4 | 3D AERIAL VIEW - SOUTH WEST
1 : 1

continuum
ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
4.	ISSUED FOR DP REVISION	2024-07-25
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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

3D AERIAL VIEWS

JOB No.: 2245

SCALE: 1 : 1

DATE: 2024/04/12

A-5.1

1 | 3D YARD VIEW - NORTH WEST
1 : 1

2 | 3D YARD VIEW - NORTH EAST
1 : 1

3 | 3D STREET VIEW - SOUTH EAST
1 : 1

4 | 3D STREET VIEW - SOUTH WEST
1 : 1

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ARCHITECTURE
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PRIMEX INVESTMENTS

No.	Description	Date
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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

3D STREET VIEWS

A-5.2

JOB No.: 2245

SCALE: 1 : 1

DATE: 2024/04/12

1 | 3D AERIAL VIEW - NORTH WEST - COMBINED
1 : 1

2 | 3D AERIAL VIEW - NORTH EAST - COMBINED
1 : 1

3 | 3D AERIAL VIEW - SOUTH EAST - COMBINED
1 : 1

4 | 3D AERIAL VIEW - SOUTH WEST - COMBINED
1 : 1

continuum
ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
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1	ISSUED FOR DP/REZ	2022-11-21

SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

3D AERIAL VIEWS - COMBINED

JOB No.: 2245

SCALE: 1 : 1

DATE: 2024/04/12

A-5.3

1 | 3D YARD VIEW - NORTH WEST - COMBINED
1 : 1

2 | 3D YARD VIEW - NORTH EAST - COMBINED
1 : 1

3 | 3D STREET VIEW - SOUTH EAST - COMBINED
1 : 1

4 | 3D STREET VIEW - SOUTH WEST - COMBINED
1 : 1

continuum
ARCHITECTURE
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5 +1 250 388 4261

PRIMEX INVESTMENTS

No.	Description	Date
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SEQUOIA APARTMENTS

1354-1360 Pandora Avenue
Victoria, BC

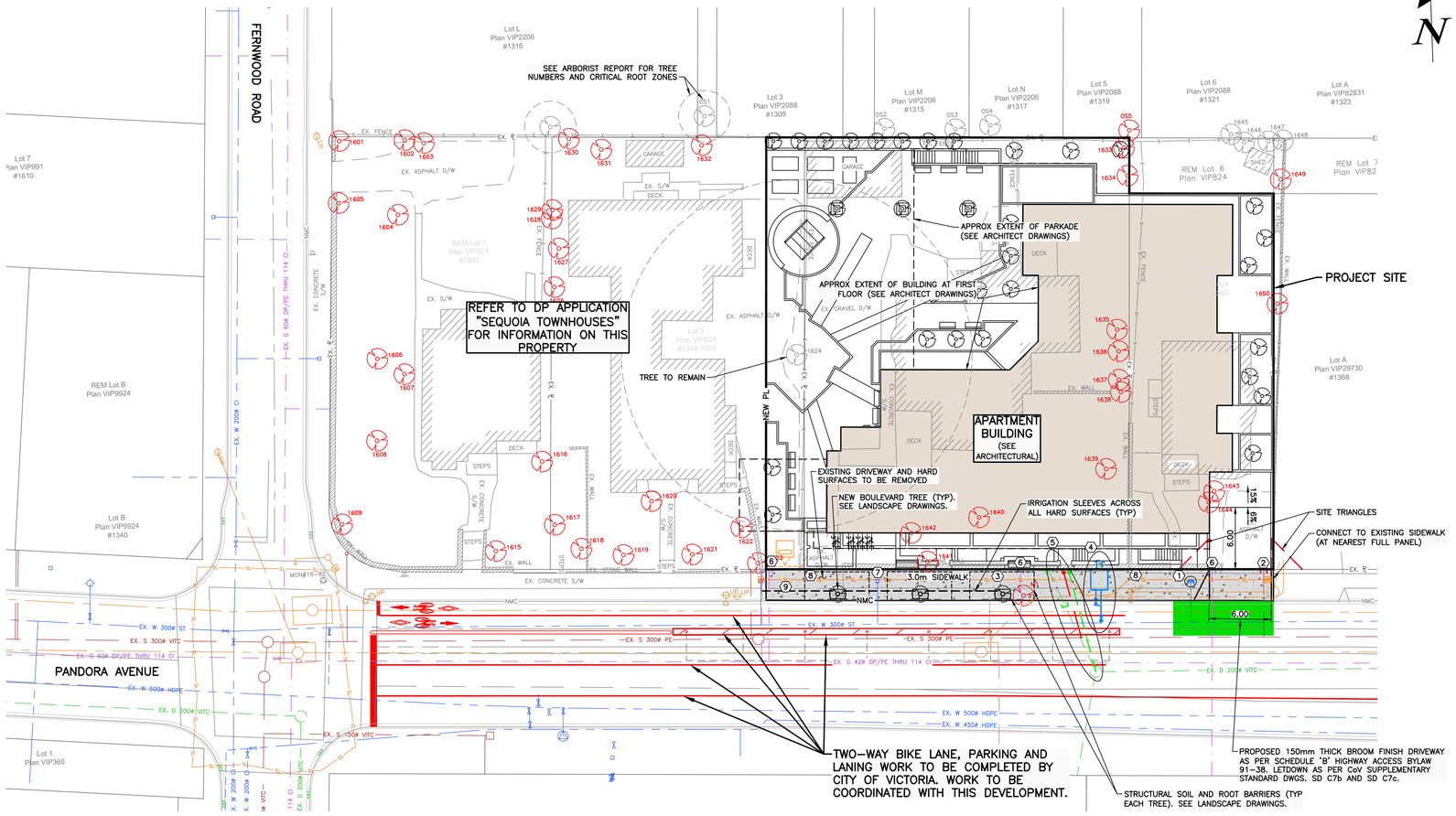
3D STREET VIEWS - COMBINED

A-5.4

JOB No.: 2245

SCALE: 1 : 1

DATE: 2024/04/12



PLAN
1:250

SHEET NOTES	
No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SEWER SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
3	2-50ø STREETLIGHT CONDUITS C/W JUNCTION BOXES AT BOTH ENDS OF PROPERTY LIMIT (LOCATION TO BE CONFIRMED DURING DETAILED DESIGN).
4	NEW 100ø DOMESTIC WATER SERVICE CONNECTION AND 150ø FIRE WATER SERVICE CONNECTION c/w CHECK VALVE BY CoV FORCES AT DEVELOPERS EXPENSE AS PER CoV STD. DWG. SDW2g.
5	NEW 150ø PVC DR28 SANITARY SERVICE AND 200ø PVC DR35 STORM SERVICE. EXISTING 150ø STORM SERVICE TO BE CAPPED AND ABANDONED. ALL WORK BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	EXISTING GAS SERVICE TO BE CAPPED AND ABANDONED BY FORTISBC FORCES.
7	EXISTING 25ø SERVICE TO BE RE-USED FOR IRRIGATION. METER TO BE RELOCATED TO AVOID STREETLIGHT CONDUIT IF REQUIRED (BY CoV FORCES AT DEVELOPER'S EXPENSE).
8	LEAD PLUG TO BE REPLACED BY PROFESSIONAL LAND SURVEYOR AT DEVELOPER'S EXPENSE.
9	SIDEWALK TO BE 150mm THICK IN FRONT OF TRANSFORMER FOR HYDRO VEHICLES ACCESS.
	EXISTING TREE TO BE REMOVED. SEE DRAWING / REPORT BY TALBOT MACKENZIE & ASSOCIATES.

NOTES:

1. FOR BUILDING INFORMATION, SEE DRAWINGS BY CONTINUUM ARCHITECTURE.
2. FOR LANDSCAPING, SEE DRAWINGS BY SMALL & ROSSELL LANDSCAPE ARCHITECTS.
3. FOR TREE INFORMATION INCLUDING DRIPLINES AND TREE REMOVAL/RETAIN, SEE REPORT/DRAWINGS BY TALBOT MACKENZIE & ASSOCIATES.
4. UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
5. FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT.
6. ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE (NOT SHOWN FOR CLARITY).
7. BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
8. ONSITE BIKE PARKING, ETC. NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

AUGUST 08, 2024

ISSUED FOR DEVELOPMENT PERMIT

SEE ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

PERMIT TO PRACTICE
McElhanney Ltd.
PERMIT NUMBER: 1003299
Engineers and Geoscientists of BC

1:250 0 5 15m

NO.	DATE	BY	ISSUED
3	2024-08-XX	NCD	ISSUED FOR DEVELOPMENT PERMIT
2	2024-04-11	NCD	ISSUED FOR DEVELOPMENT PERMIT
1	2023-11-22	NCD	ISSUED FOR DEVELOPMENT PERMIT

NO.	DATE	BY	REVISIONS

McElhanney
500 - 3960 QUADRA STREET
VICTORIA, BC V8X 4A3 PH (250) 370-9221

SEAL

PROJECT:
1354, 1358 AND 1360 PANDORA AVENUE
SEQUOIA APARTMENTS

TITLE:
PRELIMINARY CIVIL DRAWING

SCALE HORIZ: 1:250	VERT: N/A
PROJECT NO. 2241-21127-00	ISSUED/REVISION 2
APPROVING AUTHORITY FILE NO.	
DRAWING NO. 21-127-C-1 (AP)	

LEGEND

- #1649 — *EXISTING TREES WITH ARBORIST TAG #, refer to Arborist's Report.*
- *PROPOSED TREE PLANTING (on site) refer to Plant Schedule*
- *PROPOSED STREET TREE PLANTING, TREES PLANTED IN STRUCTURAL SOIL GROWING MEDIA refer to Plant Schedule & Tree Retention / Replacement Plan.*
- *SHRUBS, GROUNDCOVERS & PERENNIALS refer to Plant Schedule*
- *LAWN*
- *BROOM FINISH CCONCRETE PAVING*
- *PAVING SLABS*
- *CLIPPED HEDGE*
- *BIKE RACK*
- *PROPOSED GRADE*
- *EXISTING GRADE*
- *IRRIGATION SLEEVE*
- *LIGHT COLUMN*
- *BOLLARD LIGHT*
- *RECESSED LIGHT*
- *UP LIGHT*
- *TREE PROTECTION FENCE*
- *PARKADE OUTLINE*

LANDSCAPE FEATURES

1. *APPROACH TO MAIN ENTRY*
2. *MAIN ENTRY COURT, refer to renderrings*
3. *PLAY SPACE, refer to renderings*
4. *RESIDENTS GARDENING (FENCED)*
5. *PLAZA OUTDOOR AMENITY SPACE decoratively surfaced with unit paving*
6. *MAINTENANCE ACCESS*
7. *PRIVATE PATIO SPACE*
8. *PUBLIC REALM SEATING - refer to renderings*
9. *STREET EDGE TREATMENT - MASONRY WALLS, PLANTINGS, RAILINGS refer to renderings*
10. *LANDSCAPE RETAINING WALL*
11. *LARGE ORNAMENTAL TREE BOXES*
12. *PEDESTRIAN CONNECTION BETWEEN PROPERTIES*
13. *RENTAL INFORMATION SIGN (walltop mounted)*
14. *ROOF WATER FLOW THROUGH PLANTER combined total area 60m2 (6% roof area)*
15. *RAISED CONCRETE PLANTER*
16. *AT-GRADE PLANTING BED*

GENERAL PROVISIONS:

Landscape works shall be installed in accordance with the provisions of the latest edition of the Canadian Landscape Standard & Canadian Nursery Stock Standard.

Boulevard trees on Pandora Avenue shall be irrigated by an existing water service, refer to Civil.

All on-site planted and grass areas shall be provided with fully automated underground irrigation and suitable for tree watering, in accordance with the provisions of the Irrigation Industry Association of BC (IIABC).

PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	CALIPER	QUANTITY	NATIVE/FOOD BEARING SHADE CANOPY/ HABITAT
PT 1	OFF-SITE				
I.D.	STREET TREES:				
b	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	6 CM	3	SHADE
PT 2	ON-SITE				
I.D.	TREES:				
m	MALUS "LOUISA"	LOUISA CRABAPPLE, PINK FLS, WEEPING	4 CM	1	POLLINATOR PLANTPOLLINATOR / SHADE
n	ACER GRISEUM	PAPER BARK MAPLE	6 CM	2	SHADE
o	CARPINUS BETULA "FASTIGIATA"	COLUMNAR HORNBEAM	6 CM	2	SHADE / NESTING HABITAT
v	CORNUS "VENUS"	COLUMNAR HORNBEAM	6 CM	1	POLLINATOR PLANTPOLLINATOR / SHADE
	SPECIMEN SHRUBS TYP:				
p	ACER CIRCINNATUM	VINE MAPLE	#10 POT, 1.5M, MULTI-STEM	7	NATIVE
q	CAMELLIA x WILLIAMSII "BUTTERMINT"	WINTER FL. CAMELLIA	#7 POT	6	HUMMINGBIRDS
r	ARBUTUS UNEDO "COMPACTA"	COMPACT STRAWBERRY TREE	#7 POT	3	HUMMINGBIRDS/POLLINATOR/FOOD
s	MAGNOLIA "SUSAN"	COMPACT MAGNOLIA	#7 POT	4	HUMMINGBIRDS
	HEDGES:				
t	BUXUS SEMPERVIRENS	BOX	#2 POT	86	
u	PRUNUS LUSITANICA	PORTUGUESE LAUREL	#10 POT	8	
	SHRUB PLANTINGS, TYP. 136m2 @ 0.75 - 1 plant per m2				
	HYDRANGEA 'BLUEBIRD'	BLUEBIRD LACECAP HYDRANGEA	#2 POT		HUMMINGBIRDS
	FUCHSIA RICCATTONII	HARDY FUCHSIA	#2 POT		HUMMINGBIRDS
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	#1 POT		HUMMINGBIRDS/NATIVE
	MAHONIA REPENS	CREEPING OREGON GRAPE	#1 POT		HUMMINGBIRDS/NATIVE
	ROSA RUGOSA 'ROSERIE DE LA HAYE'	RUGOSA ROSE	#2 POT		POLLINATOR PLANT
	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	#2 POT		HUMMINGBIRDS
	VACCINIUM 'PINK LEMONADE'	PINK LEMONADE BLUEBERRY	#2 POT		FOOD BEARING/POLLINATOR
	VACCINIUM OVALIFOLIUM	BLUE BERRY	#1 POT		NATIVE/POLLINATOR PLANT/FOOD
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT		NATIVE/POLLINATOR PLANT/FOOD
	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#5 POT		FRAGRANT
			APPROX.TOTAL	136	
	GROUNDCOVER PLANTS, GRASSES, TYP. 136m2, 2 - 3 plants per m2				
	ARCTOSTAPHYLOS UVA URSI	KINNIKINNIK	#1 POT		NATIVE/POLLINATOR PLANT
	EPIMEDIUM RUBRUM	RED BARRENWORT	#1 POT		
	GERANIUM MACCRORHYZUM	BIGROOT GERANIUM	#1 POT		POLLINATOR PLANT
	HOSTA SEIBOLDIANA 'ELEGANS'	PLANTAIN LILY	#1 POT		HUMMINGBIRDS
	HELLEBORUS FOETIDISSIMA	HELLEBORE	#1 POT		
	MAHONIA NERVOSA	LOW OREGON GRAPE	#1 POT		NATIVE/POLLINATOR PLANT
	KNIPHOFIA 'PERCY'S PRIDE'	TORCH LILY YELLOW FLS	#1 POT		HUMMINGBIRDS
	HEMEROCALLIS 'STELLA D'ORO'	DAY LILY YELLOW FLS.	#1 POT		HUMMINGBIRDS
	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	#2 POT		
			APPROX.TOTAL	340	
	PLANTS FOR FLOW THROUGH PLANTERS, TYP. 51m2, 2 - 3 plants per m2				
	ATHYRIUM FILIX-FEMINA	LADY FERN	#1 POT		NATIVE
	CAREX ELATA "GOLDEN BOWLES"	GOLDEN SEDGE	#1 POT		
	CORNUS STOLONIFERA 'KELSEYII'	DWARF RED STEM DOGWOOD	#1 POT		NATIVE
	JUNCUS EFFUSUS	COMMON RUSH	#1 POT		NATIVE
			APPROX.TOTAL	130	
	POLLINATOR / FOOD / NATIVE ESTIMATED SUMMARY			TOTALS	PERCENTAGE
	TREES			7	57% POLLINATOR/FOOD/HABITAT
	SHRUBS			248	80% POLLINATOR/FOOD/NATIVE
	GROUNDCOVERS			490	70% NATIVE/POLLINATOR

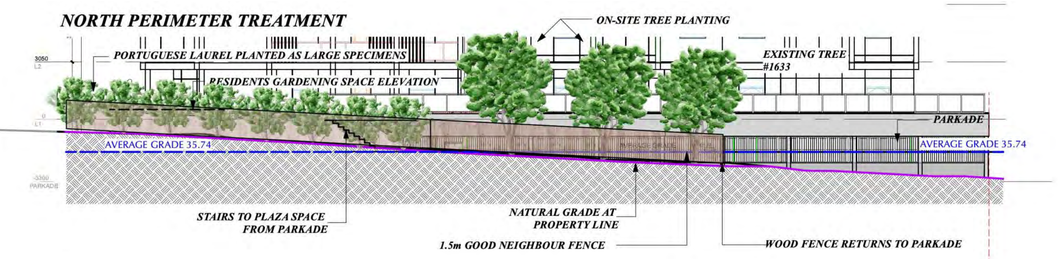
THE PLANT SPECIES, SIZES AND NUMBERS PROVIDED IN THE PLANT SCHEDULE ARE A GUIDE AND ARE SUBJECT TO ADJUSTMENT THROUGH THE DETAIL DESIGN/ BUILDING PERMIT APPLICATION STAGES.

DESIGN RATIONALE

- *This landscape plan has been developed in conjunction with landscape proposals for the property immediately to the west.*
- *An expansive central amenity space provides for social activities and is anchored by the sequoia tree.*
- *A small toddlers play space and residents gardening area are provided within areas that benefit from good surveillance.*
- *Large slab-form boulders laid in radiating pattern off the sequoia tree unify spaces, draw attention to the tree and provide incidental seating.*
- *Rich decorative paving design throughout conveys an exciting, inviting, flexible use and high quality outdoor environment.*
- *Public seating under a feature arbor is incorporated within the site frontage treatment.*
- *Raised planters on parkade roof accommodate roof rain water flow through.*
- *Masonry garden walls demarcate the edges of private garden space along the frontage and create a visual link to the neighbouring heritage house.*
- *Emphasis on native planting and strong buffer planting on the north perimeter.*
- *Boulevard improvements include 3 new street trees, widened sidewalk on Pandora Avenue.*
- *A small gardening area containing raised beds allows residents to partake in gardening activities.*
- *Landscape lighting to be "dark sky" compliant.*

Drawing List
L1 Apartments, Landscape Plan
L2 Apartments, Renderings
L3 Apartments, Tree Retention / Replacement Plan

NORTH PERIMETER TREATMENT



REFER TO DP APPLICATION - "SEQUOIA TOWNHOUSES"

0 5 10 15 M

PRIMEX INVESTMENTS

SEQUOIA RESIDENTIAL DEVELOPMENT

LANDSCAPE PLAN

SMALL & ROSSELL
LANDSCAPE ARCHITECTS

3012 manzer road, sooke, b.c., V9z 0c9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

Revision

No.	Description	Date
REVISION 4		12 August 2024
1.	Parkade outline updated.	
2.	Planting areas on Level 1 revised.	
3.	Trees to be retained & tree replacement numbers updated.	
4.	North Perimeter Treatment elevation updated.	

Issue	Issue Date
DEVELOPMENT PERMIT (1)	21 Nov 2022
DEVELOPMENT PERMIT (2)	22 Nov 2023
DEVELOPMENT PERMIT (3)	12 April 2024
DEVELOPMENT PERMIT (4)	12 August 2024

Project
PRIMEX INVESTMENTS

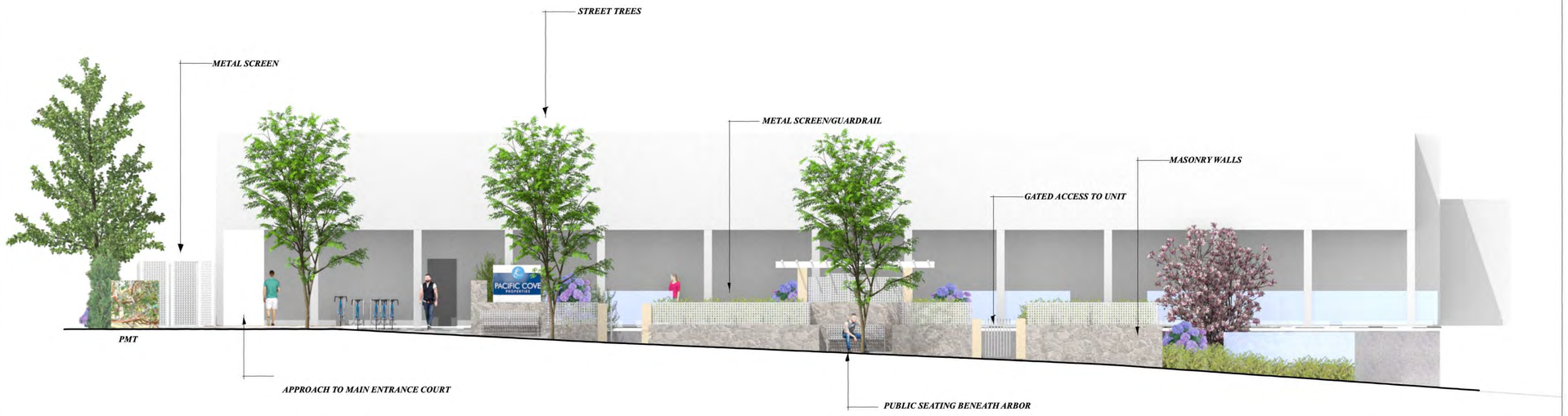
SEQUOIA APARTMENTS

1354 - 1360 Pandora Avenue Victoria BC

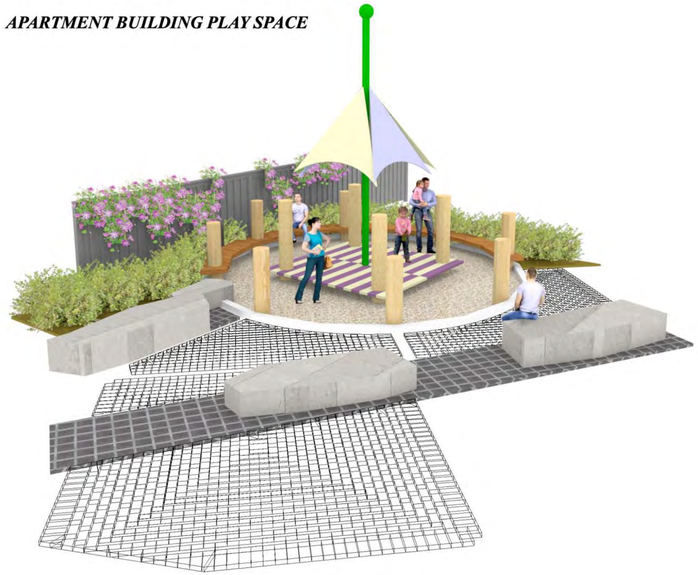
Sheet Title
LANDSCAPE PLAN

Drawn By: AJS/CAR
Checked:
Project Number:
Scale: 1:150
Revision: Submission #4
Sheet Number: L1

APARTMENT BUILDING FRONTAGE



APARTMENT BUILDING PLAY SPACE



APARTMENT BUILDING ENTRY

APARTMENT BUILDING FRONTAGE

SMALL & ROSSELL
LANDSCAPE ARCHITECTS

3012 manzer road, sooke, b.c., V9z 0c9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

Revision No.	Description	Date
SUBMISSION #4	No updates required.	12 August 2024

Issue	Issue Date
DEVELOPMENT PERMIT (1)	21 Nov 2022
DEVELOPMENT PERMIT (2)	22 Nov 2023
DEVELOPMENT PERMIT (3)	12 April 2024
DEVELOPMENT PERMIT (4)	12 August 2024

Project

PRIMEX INVESTMENTS

SEQUOIA APARTMENTS

1354 - 1360 Pandora Avenue
Victoria BC

Sheet Title

RENDERINGS

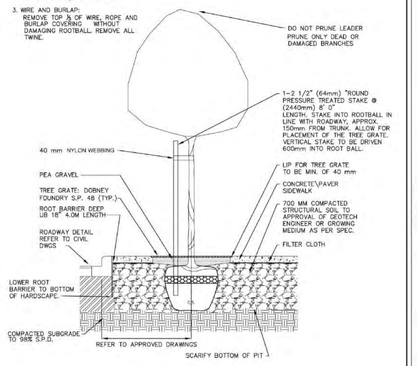
Drawn By	Checked
AJS	
Project Number	Scale
	NTS
Revision	Sheet Number
Submission #4	L2

CITY OF VICTORIA

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

PREPARATION NOTES:

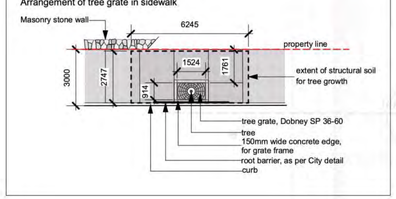
1. CONTAINER GROWN:
   REMOVE COMPLETELY FROM CONTAINER
2. BURLAP AND ROPE:
   REMOVE TOP ⅓ OF COVERING
3. WIRE AND BURLAP:
   REMOVE TOP ⅓ OF WIRE, ROPE AND BURLAP COVERING WITHOUT DAMAGING ROOTBALL. REMOVE ALL TWINE.



NOTES:
ALL TREES SHALL MEET OR EXCEED THE CITY OF VICTORIA TREE SPECIFICATIONS

TREE PLANTING IN SIDEWALK	REVISIONS	DRAWING NUMBER: SD P5

Arrangement of tree grate in sidewalk



Denotes bylaw protected tree

critical root zone

Off site trees, retention status subject to arborist exploratory excavation and review of the shoring plan.

critical root zone

Off-site trees to be removed - refer to Arborist report

critical root zone

On site trees to be removed - refer to Arborist Report

Proposed New Street Trees refer to Plant Schedule

Structural Soil, 12 cubic m / tree

Proposed on site Replacement Tree Planting refer to plant schedule

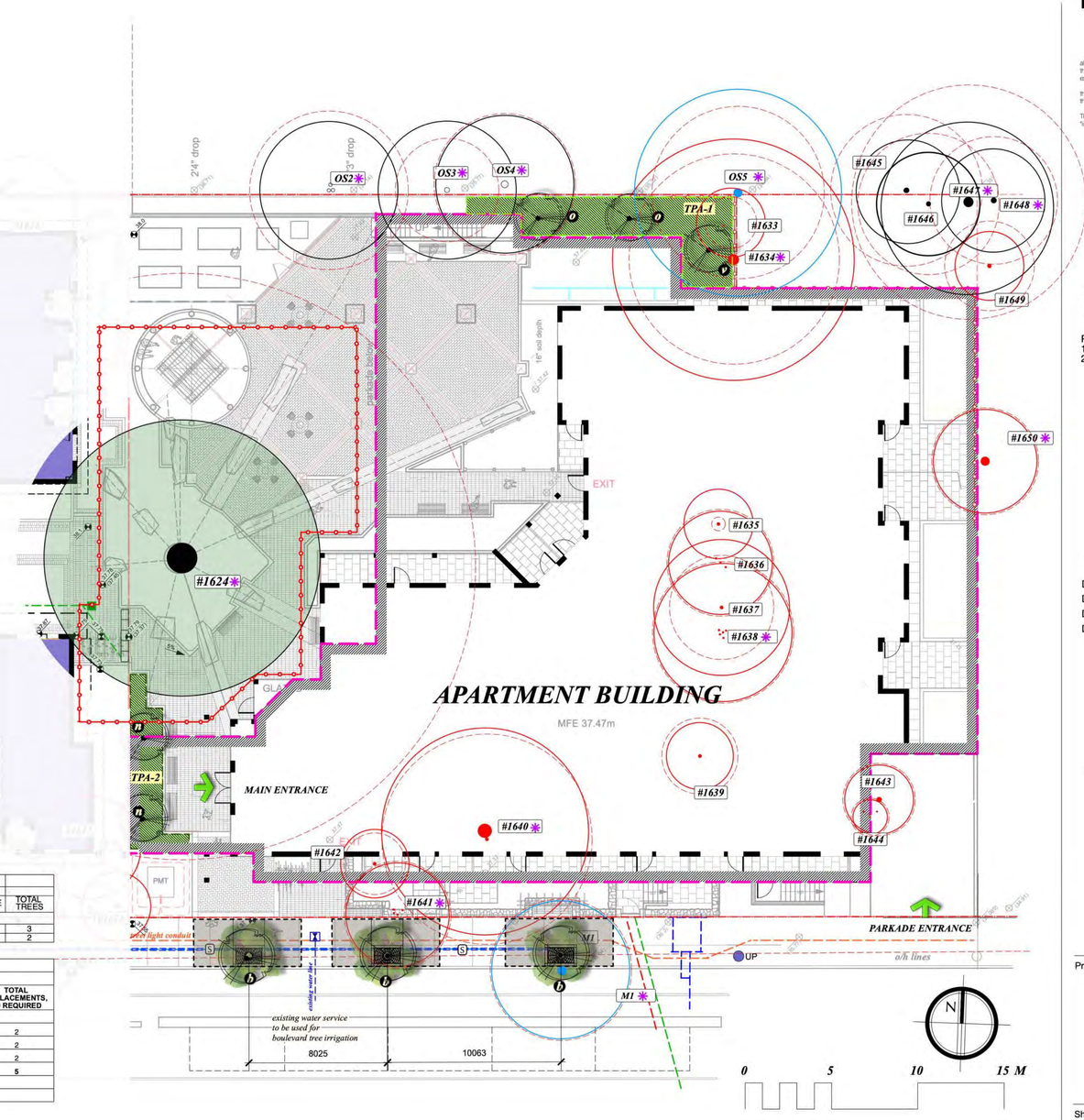
1619 — *Tree Tag number - refer to Arborist Report*

Extent of underground parking structure

Tree protection fence

TPA-1 — *Replacement tree planting pit volume*

REFER TO DP APPLICATION - "SEQUOIA TOWNHOUSES"



REPLACEMENT TREES / TREE PIT VOLUMES FOR THE APARTMENTS SITE											
				REPLACEMENT PROPOSED TREES			SOIL VOLUME REQUIRED (m3)			
PLANTING AREA I.D.	AREA (M2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	B. # SMALL	C. # MEDIUM	D. # LARGE	E. SMALL	F. MEDIUM	G. LARGE	TOTAL TREES
ONSITE										
PLANTING AREA 1	38.45	1.0	38.45CU. M.	1	2	-	6	30	-	3
PLANTING AREA 2	18.25	0.8	14.6 CU. M.	2	-	-	12	-	-	2

REPLACEMENT TREES SPECIES						
REF.	BOTANICAL NAME	COMMON NAME	CALIPER/HT.	QUANTITY	SIZE	TOTAL REPLACEMENTS, 10 REQUIRED
n	ACER GRISEUM	PAPER BARK MAPLE	6 CM	2	SMALL	2
o	CARPINUS BETULA "FASTIGIATA"	COLUMNAR HORNBEAM	6 CM	2	MEDIUM	2
v	CORNUS "VENUS"	FLOWERING VENUS DOGWOOD	6 CM	2	MEDIUM	2
					TOTAL	5
	MUNICIPAL STREET TREES					
b	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOO	6 CM	3		

Intermediate at Middle School

PRIMEX INVESTMENTS

SEQUOIA RESIDENTIAL DEVELOPMENT

SMALL & ROSSELL
LANDSCAPE ARCHITECTS

3012 manzer road, sooke, b.c., v9z 0c9
t: 250-642-6967

design@smallandrossell.com
www.smallandrossell.com

Revision

No.	Description	Date
REVISION 4		12 August 2024
1.	Parkade outline updated.	
2.	Trees to be retained & tree replacement numbers updated	

Issue	Issue Date
DEVELOPMENT PERMIT (1)	21 Nov 2022
DEVELOPMENT PERMIT (2)	22 Nov 2023
DEVELOPMENT PERMIT (3)	12 April 2024
DEVELOPMENT PERMIT (4)	12 August 2024

Project

PRIMEX INVESTMENTS

SEQUOIA APARTMENTS

1354 - 1360 Pandora Avenue Victoria BC

Sheet Title

TREE RETENTION / REPLACEMENT PLAN

Drawn By: AJS/CAR
Checked:
Project Number:
Scale: 1:150
Revision: Submission #4
Sheet Number: L3

PRIMEX INVESTMENTS LTD.
#200 – 1785 West 4th Avenue
Vancouver, BC, Canada
V6J 1M2

Mayor and Council:
City of Victoria
1 Centennial Square
Victoria BC, V8W 1P6

Dear Mayor & Council

Re: REVISED PROPOSAL (March 2024)

Rezoning, Development Permit and Heritage Alteration Permit Application for:

- 1342 Pandora Avenue (a heritage-designated property)
- 1344 / 1352 Pandora Avenue
- 1354 Pandora Avenue
- 1356 Pandora Avenue (a city-owned parcel of land)
- 1358 / 1360 Pandora Avenue

Figure 1: Location / Property Plan

The sites, collectively, contained 22 older and unsuitable rental units, of which ??? are currently occupied.

The Revised Proposal

Five parcels (including a city-owned parcel of land) are involved in this application that make up the proposed development parcel. The properties are located on the northeast corner of Fernwood Road and Pandora Avenue at the southernmost gateway to the Fernwood Community, roughly equidistant between the Fernwood and Stadacona Urban Villages.

After numerous meetings with the community neighbours and considering City Comments, we are pleased to submit this revised proposal for the following:

- An 11-unit Strata Development consisting of 9 3-bedroom Townhouses and a restored Heritage House (to be converted to a duplex); and
- A 73-unit purpose-built market rental building consisting of studio, 1BR, 2BR, and 3BR units.

We have developed our concept to be consistent with various City of Victoria policies, including:

Key Policy / Document	Relevant Policies / Guiding Principles
• **The Victoria Housing Strategy – 2016-2022**	• A focus on renters • Increasing housing supply and housing choice - Providing Missing Middle Options for families • Providing for family housing (2 and 3 BR Units)
• **Victoria's Housing Future**	• Identifies the need for more housing across various sizes and tenures in Victoria.
• **Fernwood Neighbourhood Plan (2022);**	• Encourage diverse housing in size, tenure, and form to support diverse populations. • Encourage housing that is designed to be livable and complement its surroundings. • Enable housing forms and scales that can support diverse tenures. • 6.15: Space for a diverse mix of housing • 6:17: Flexibility for Diverse Types and Tenures • 6:18: Heritage Conservation and Design
• **City of Victoria Missing Middle Design Guidelines**	• 6.1: Site, orient and design corner townhouses with facades and unit entries facing and accessed from both fronting streets • 9: Heritage Conserving Infill design criteria

To achieve this unique and special development, our application seeks:

- To subdivide the subject properties to create two new development parcels;
- Rezone the future properties to site-specific CD Bylaws to permit the development of an 11-unit strata townhouse project and a 73 Unit purpose-built rental building
- Separate Development Permits (DP) for each future parcel;
- A Heritage Alteration Permit (HAP) to relocate and restore the heritage house on-site and
- A purchase and sale agreement with the City of Victoria for 1356 Pandora Street, assuming the project received regulatory approval.

New Proposal

The project has been reworked based on extensive neighbourhood consultation and in response to the City of Victoria's comments.

Key changes include:

The Rental Apartments at Sequoia :

- Changing the plan from 2 buildings to a single L-shaped building with the massing focused on Pandora.
- Massing is setback at the 5th and 6th levels, with a unique structural design, to be seismically safe while reducing mass appearance along Pandora.
- Tapering the height of the buildings down to northern neighbours to reduce overlook and maintain the privacy of our neighbours.
- Increasing rear yard setbacks to neighbouring homes to preserve trees and reduce excavation requirements.
- Reducing the shadow impacts on neighbouring properties during critical times of the year.
- The 8 3 BR family units are designed so that the quiet side of the units (bedrooms) faces the northern neighbours.
- Improved access to outdoor amenities for future tenants and residents between the Strata and Townhouse development.

The Townhouses at Sequoia

- The number of townhouses was reduced by 1 to improve internal circulation and provide more opportunities for pedestrian connections to the shared outdoor amenity spaces.
- Refined the architecture to be reflective of heritage character (roof pitch, design, materials, colours);
- Development of a duplex renovation to the heritage house to retain its character and function as a residential feature.
- Use of porous materials throughout to improve stormwater management.
- All townhouses are now 3 BR units to facilitate family investment in Fernwood.

The design team has worked collaboratively to refine the design through enhanced landscaping, clean architecture and compact design while retaining the needed legal separations between the Townhouse site and the rental apartments.

The future outdoor amenity space is intended to be shared by future residents regardless of strata or rental tenure and is more centrally located within the heart of the site. It also provides the opportunity to protect and preserve the large sequoia tree in the heart of the development.

1342 Pandora – Restoring Heritage

To ensure that the designated Heritage House (the Maclaughlin Residence) is prominently featured, we propose to relocate it approximately 4 metres south while keeping its prominent corner location as identified in the conservation plan. By restoring the home's exterior, creating two new modern units within the building, and installing new healthy, aesthetically pleasing landscaping, we hope to share this historic asset with the community. The process by which the Heritage House will be relocated is included in Appendix I. Nickel Brothers has provided a work plan that outlines the approach and steps required to preserve this asset during its relocation.

Extensive structural upgrades will be required to ensure the home at 1342 Pandora will meet BCBC requirements; a detailed review from structural engineers (Glotman Simpson) demonstrates that this is a feasible approach to protecting the building (attached as Appendix II).

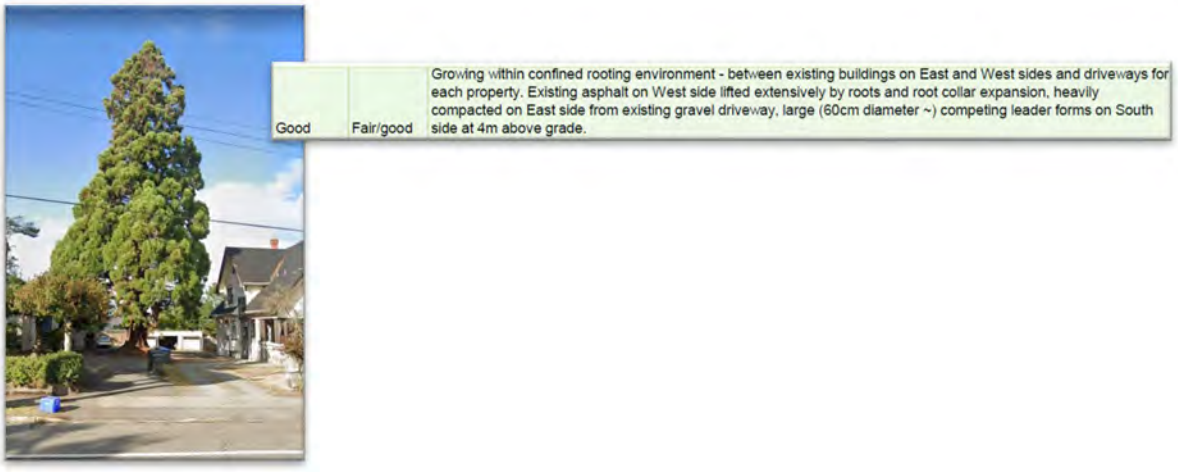
With guidance from DLA Heritage Consultants, original materials and features will be restored, replaced or rebuilt as per the Conservation Plan. The home, originally built in 1883, features on some of Victoria's earliest planning and insurance maps, and we look forward to ensuring its history is not lost. In particular, the colour palette identified by DLA will reflect the Victorian houses of this era. (Appendix III)

City engineering requirements for road widening along Fernwood necessitate the removal of the existing stone wall (which is in disrepair) with new and enhanced landscaping. Part of this relocation would include the stone wall reconstruction, considering the City's desire to widen Fernwood Avenue, along with a proposed area of pedestrian respite at the corner of Fernwood and Pandora. A new 'stonewall' that is consistent in design with the original wall will be reinstalled, utilizing as much of the original material as possible.

Landscape Plan and Tree Preservation

The landscape plan primarily focuses on preserving a large and healthy Sequoia Tree in the middle of the site. Approximately 100 feet tall, this tree becomes the focal point of the two developments, with complementary outdoor amenities shared between the Strata Townhouses and the rental apartments. Furthermore, we intend to create an active residential mews in the site interior that intertwines and connects both developments through pathways, thus creating a communal outdoor space that will be shared between the two proposed developments.

Figure 8: Sequoia Tree for Retention



Good	Fair/good	Growing within confined rooting environment - between existing buildings on East and West sides and driveways for each property. Existing asphalt on West side lifted extensively by roots and root collar expansion, heavily compacted on East side from existing gravel driveway, large (60cm diameter ~) competing leader forms on South side at 4m above grade.

Stormwater will be managed onsite, and the protected sequoia's root zone will be improved by removing the existing hard landscaping (asphalt) and installing soft landscaping and permeable ground cover around the tree. Through detailed design, further opportunities to manage rainwater through connecting downspouts and into the site landscaping

Figure 9: Conceptual Landscape Plan (Townhouses)

Figure 10: Conceptual Landscape Plan (Apartments)

Active outdoor spaces, including a children's play area, seating areas, picnic tables, and passive spaces, are spread throughout the site and linked to the central mews area. A combination of soft and hard landscaping creates a clear separation of the private (for residents) and public spaces (sidewalks and corner plazas).

Furthermore, based on the city's and neighbours' feedback, a new covered transit stop will be installed along Fernwood Avenue. Combined with an improved sidewalk, this will make pedestrian movements along Fernwood safer and more comfortable.

Public Engagement

Primex Investments has met with the community multiple times, including four presentations to the Community Advisory Land Use Committee (CALUC) – including several informal meetings and one formal 'city' mandated meeting in November 2022.

Our team continues to communicate our goals, processes, timelines, etc, with the neighbourhood, and we have made numerous changes to our development concept due to these discussions. For example, at inception, our original intent was to develop a large 120-unit – 6-storey - rental building covering most of the site that would have removed all trees.

The version of the plan submitted today represents the middle ground between financial realities, sound design, and community-based plan changes. As with the original submission, our goal is to create a significant development that fits into the unique character of Fernwood through:

1. Preserving a healthy sequoia tree;
2. The Creation of a significant number of family units (both rental and strata);
3. Reduced floor-to-floor heights and a redesign of buildings adjacent to neighbours to reduce shadows and overlook;
4. Creating a corner plaza as a gateway feature to Fernwood, along with an associated Heritage board celebrating the history of 1342 Pandora Avenue;
5. The installation of a covered bus stop with a bench, as requested by the neighbours, and
6. A goal is to reuse the stone materials on site wherever possible as part of the future landscaping.

Through the City process, we will continue to meet with the community via the CALUC and others as necessary and when possible.

Tenant Assistance Plans

There are 22 existing rental units, of which 20 are currently occupied; we have developed a robust approach to tenant assistance that has already commenced. Since our application, two units have been vacated and have not been re-rented due to their poor condition. The affected tenants have been compensated in keeping with the City's policies.

Using the City of Victoria's Tenant Assistance Policy (TAP) and our recently completed Village Green TAP as a guide, we have begun the process of communicating with the current tenants about our proposed plans and shared information on the potential compensation that the tenants are eligible to receive upon approval of the project.

To reduce the financial burden caused by relocation, eligible residents will be compensated based on their length of tenancy AND a flat rate for moving expenses based on their suite size.

Table 3: Victoria Tenancy Compensation Requirements

Length of Tenancy	Compensation Amount
1-4 Years	Equal to 3 Months of Rent
5-9 Years	Equal to 4 Months of Rent
10-19 Years	Equal to 5 Months of Rent
20+ Years	Equal to 6 Months of Rent
*Rental compensation will be based on the more excellent value - the residents' current rent or the CMHC average rent for the unit type.	

Summary:

This project, referred to internally as “the Townhouses” and “Apartments” at Sequoia, represents a real effort to react and respond to the various housing issues in Victoria. This project aims to:

1. Provide more than three times the amount of secured rental housing, including family options.
2. Restore a heritage asset for the benefit of all Victoria residents.
3. Develop a project with a high architectural and sustainable design standard based on Step Code 3 or better.
4. Utilize land efficiently with an aggregate density of 1.7 FAR.
5. Orient development to Fernwood and Pandora with street fronting/facing units, ensuring a pleasing and safe streetscape and pedestrian realm.
6. Provide opportunities for car-light living options.
7. A robust plan to work with existing tenants to meet and exceed the City’s minimum required tenant assistance supports.

We look forward to working with the City on this unique development that will bring much-needed housing options to Victoria while preserving an essential piece of Victoria’s history.

Yours truly

Greg Mitchell, M.PL., MCIP, RPP
Senior Planner and Senior Development Manager Primex
Investments Ltd.

Appendices

- Point by Point Response to City of Victoria Letter
- Nickel Brother’s Relocation Plan
- DLA Consultants Updated Conservation Plan
- Glotman Simpon Structural Details for 1342 Pandora
- Summit Brooke Construction Phasing / Schedule

MACLAUGHLIN RESIDENCE

1342 PANDORA AVENUE, VICTORIA, BC

CONSERVATION PLAN

DECEMBER 2021 (REVISED MARCH 2024)

DONALD LUXTON
AND ASSOCIATES INC

TABLE OF CONTENTS

DONALD LUXTON AND ASSOCIATES INC

1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5

hello@donaldluxton.com 604 688 1216 **www.donaldluxton.com**

1 INTRODUCTION

Building Name:	MacLaughlin Residence
Historical Building Name:	MacLaughlin Residence
Civic Address:	1342 Pandora Avenue, Victoria, BC
Legal Description:	
Year of Construction:	1883
Original Owner(s):	Rebecca and Joseph MacLaughlin
Architect/Designer:	Samuel C. Burris
Builder:	McKillican & Anderson

The MacLaughlin Residence, constructed in 1883, is located in Victoria's Fernwood neighbourhood and is an exceptional and intact example of vernacular Queen Anne architecture. The designated residence is representative of residential development occurring in Victoria during an economic boom extending from the 1880s to 1913. During this time, large tracts were subdivided and sold for house construction, especially in the streetcar corridors (along Cook, Caledonia, Chandler, Gladstone, and Fernwood) of Victoria. Built for Rebecca and Joseph MacLaughlin, the residence was designed by architect Samuel C. Burris and constructed by contractors McKillican & Anderson.

The MacLaughlin Residence is part of a proposed multi-lot redevelopment being put forth by Primex Investments Ltd. with architectural services by Continuum Architecture. The major proposed interventions to the residence include: restoration of the original form, scale and massing of the historic structure through the removal of later additions; relocation of the structure toward the southwest corner of the site; preservation and repair original character-defining elements and the restoration of those that are missing or altered; replacement in-kind of elements too deteriorated to safely retain; preservation and sensitive rehabilitation of the original wood assembly fenestration; and, rehabilitation of the interior.

Redevelopment of a property which includes a historic resource can be undertaken through a number of approaches each resulting in different levels of intervention to the historic resource. Often historic properties were comprised of multiple lots with residences set back from the property line with large rear and/or side yards. Over time, as neighbourhoods grew, lots of larger properties were parcelled off and developed. When first constructed, the MacLaughlin Residence was set back from its west and south property lines and possessed a large side yard extending to the east. By the early twentieth century, a portion of the side yard had been sold. Through the proposed redevelopment of site, the MacLaughlin Residence will be lifted and positioned closer to southwest corner of the property. Lifting and relocating this historic building on its existing lot is a supportable intervention as it preserves the resource's orientation and historic context as well as being limiting invasive work to the structure.

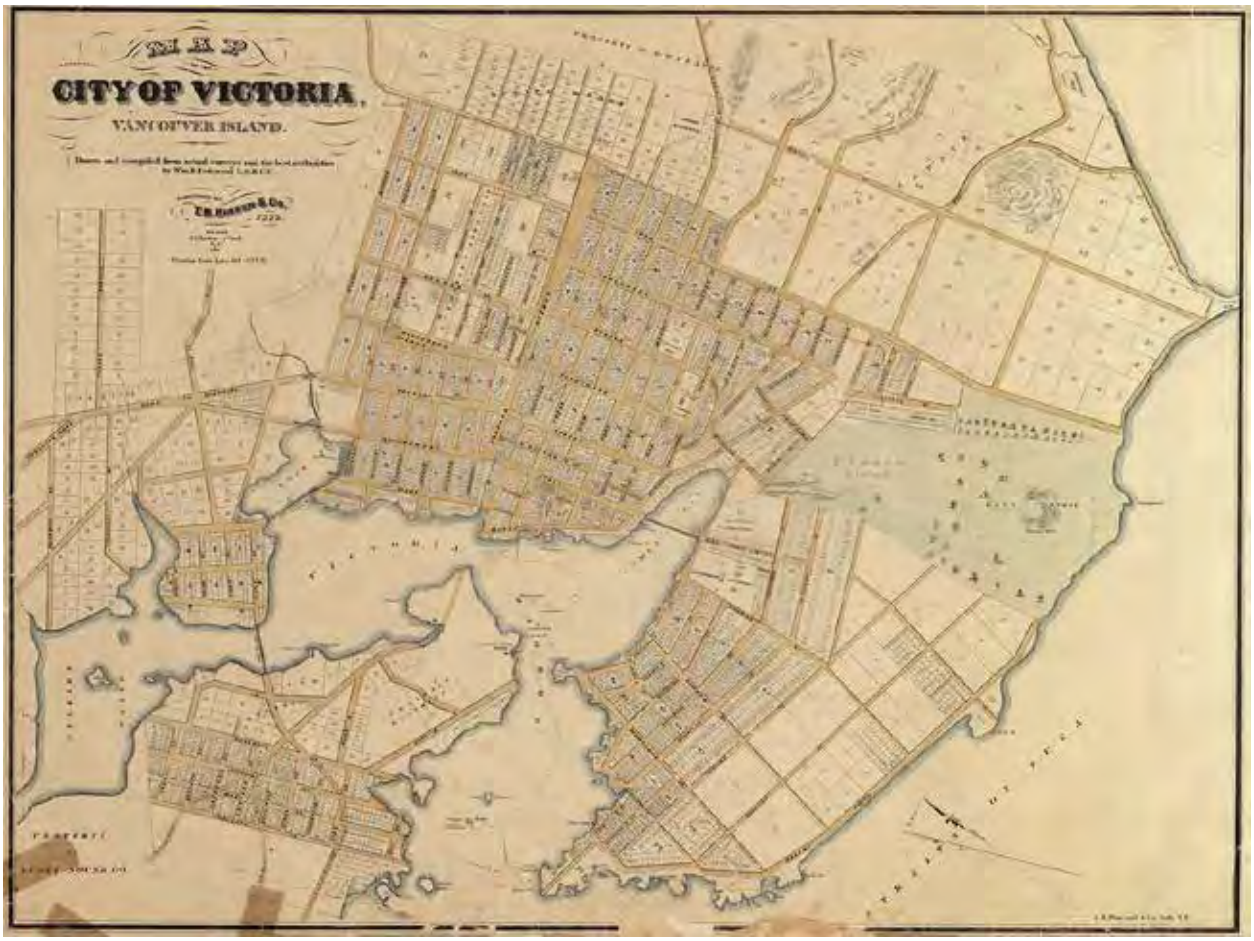
This Conservation Plan is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed redevelopment of the property.

2 HISTORICAL CONTEXT

2.1 HISTORIC CONTEXT: FERNWOOD

The MacLaughlin Residence is part of Fernwood, one of Victoria's oldest residential neighbourhoods, is located northeast of the Hudson's Bay Company original Fort Victoria, and now borders the expanded modern central business district. Comprised of roughly one hundred blocks, Fernwood is bounded: on the south by historic Fort Street, which extends east from the original fort site; Cook Street on the west; Haultain Street on the north; and Shelbourne Street on the east. The Fernwood neighbourhood is illustrative of the evolution of Victoria beginning with the presence of the Lekwungen First Nation. The Lekwungen travelled across and used resources in the area before the arrival of the Hudson's Bay Company. Fort Street, which traversed the Garry oak meadows of Fernwood between the 1843 Fort Victoria and Cadboro Bay, later formed the southern boundary of the future Fernwood neighbourhood.

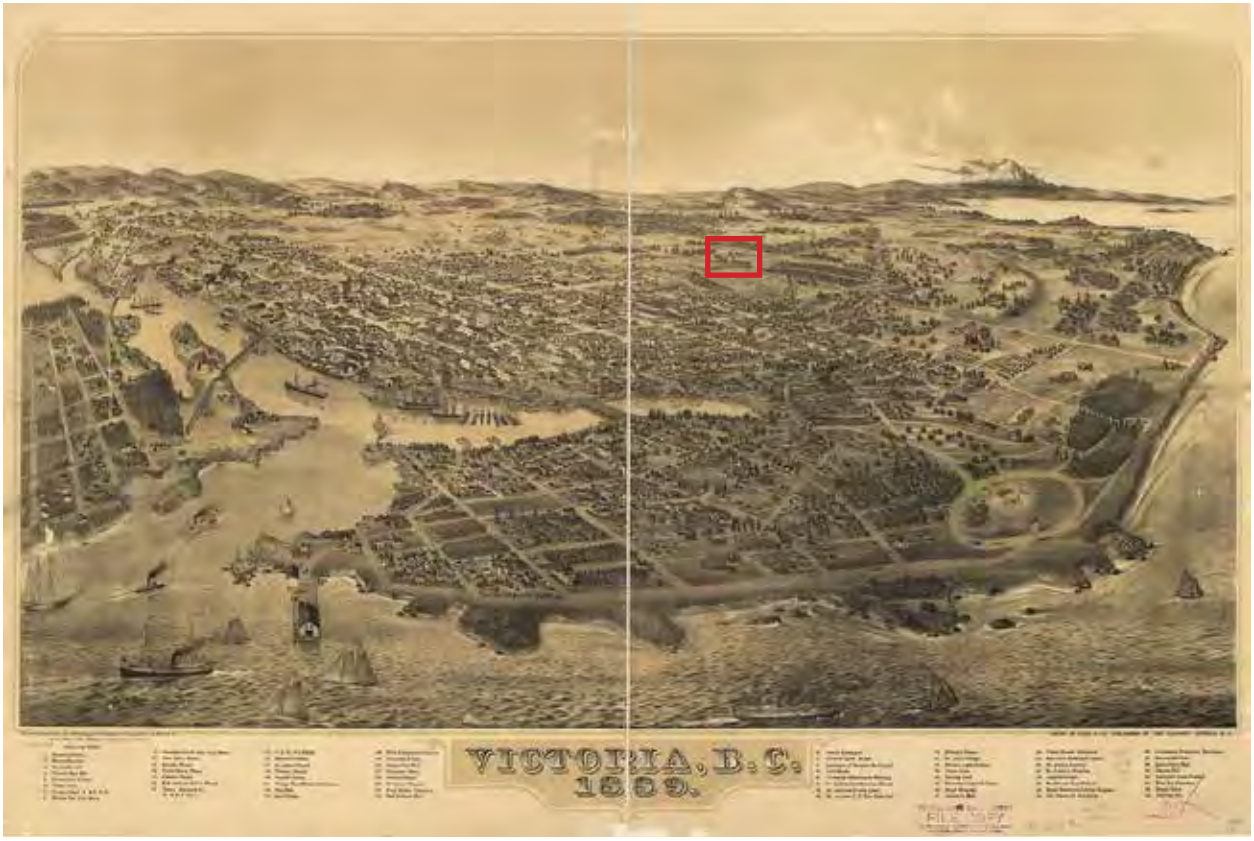
Pioneer farms in Fernwood were subdivided to form the first of Victoria's suburbs. Many former HBC employees were the first Europeans to buy surveyed tracts and farm the land in the 1850s and 1860s. A substantial 1859-60 stone house known as 'Fernwood Manor', and owned by Benjamin Pearse, became the namesake of this neighbourhood. Colonial Governor James Douglas's 1853 designation of a school reserve in the area encouraged the founding and expansion of schools. The plentiful supply of water and gravel



1872. Patterson W.D. City of Victoria. T.N. Hibben and Co. [UVic (LSV Number 21T2VT)]

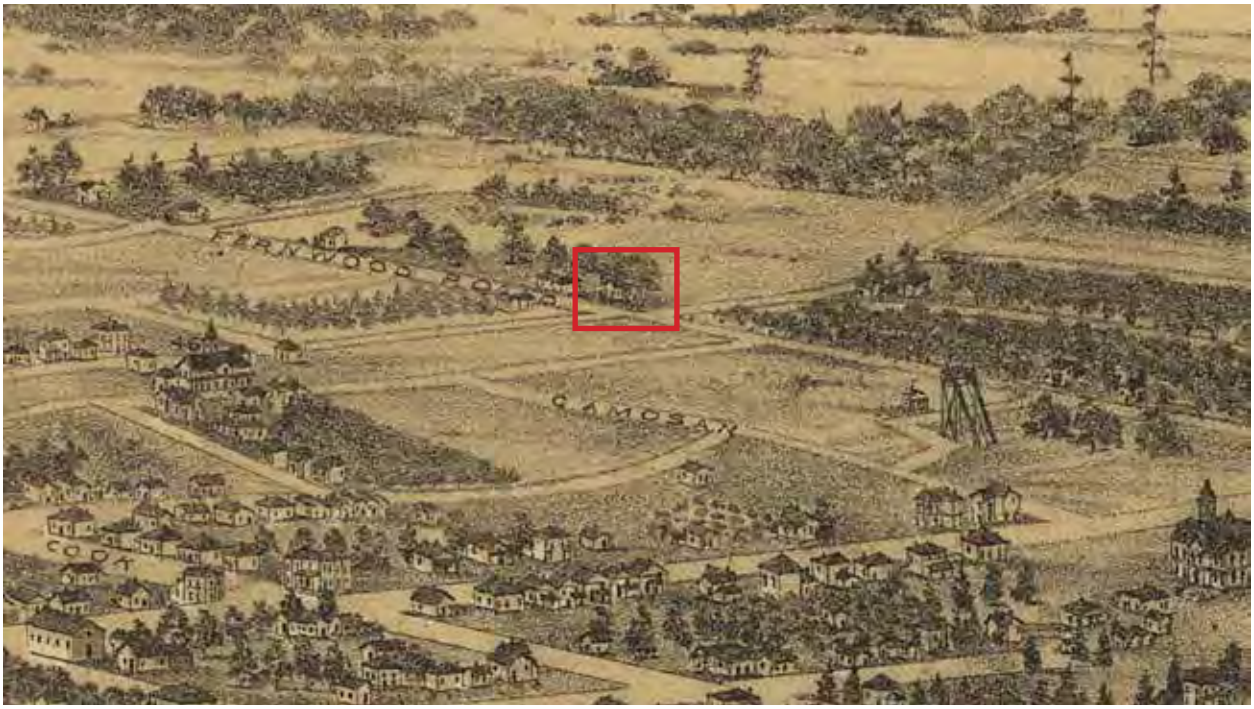
2 HISTORICAL CONTEXT

enabled the development of Fernwood's infrastructure between the 1850s and the early 1900s. The abundant supply of fresh spring water, discovered in 1852 and delivered first by barrels on horse-drawn wagons and later by underground wooden pipes, supplied the burgeoning early settlement with a scarce and Pioneer farms in Fernwood were subdivided to form the first of Victoria's suburbs. Many former HBC employees were the first Europeans to buy surveyed tracts and farm the land in the 1850s and 1860s. A substantial 1859-60 stone house known as 'Fernwood Manor', and owned by Benjamin Pearse, became the namesake of this neighbourhood. Colonial Governor James Douglas's 1853 designation of a school reserve in the area encouraged the founding and expansion of schools. The plentiful supply of water and gravel enabled the development of Fernwood's infrastructure between the 1850s and the early 1900s. The abundant supply of fresh spring water, discovered in 1852 and delivered first by barrels on horse-drawn wagons and later by underground wooden pipes, supplied the burgeoning early settlement with a scarce and valuable resource. The abundant supply of spring water also spawned the establishment of nearby Victoria breweries. After the city began piping water from Elk Lake, and the Spring Ridge Water Company dissolved, the site immediately became the source of a gravel pit that was excavated for building construction. As the city entered a period of booming development, sparked by the anticipated arrival of the transcontinental Canadian Pacific and the Esquimalt & Nanaimo Railways in the 1880s, along with the inauguration of electric streetcars in 1891, many impressive dwellings were constructed for the area's growing population, among them was the MacLaughlin Residence in 1883. Indeed, Fernwood witnessed enormous growth during the boom years, extending from the late 1880s to 1913. Large tracts were subdivided and sold for house construction,



1889. Victoria, B.C. [Birdseye]. Ellis and Co. (Colonist) [LOC G3514.V5A3 1889 .E5], the MacLaughlin Residence is outlined in red.

2 HISTORICAL CONTEXT



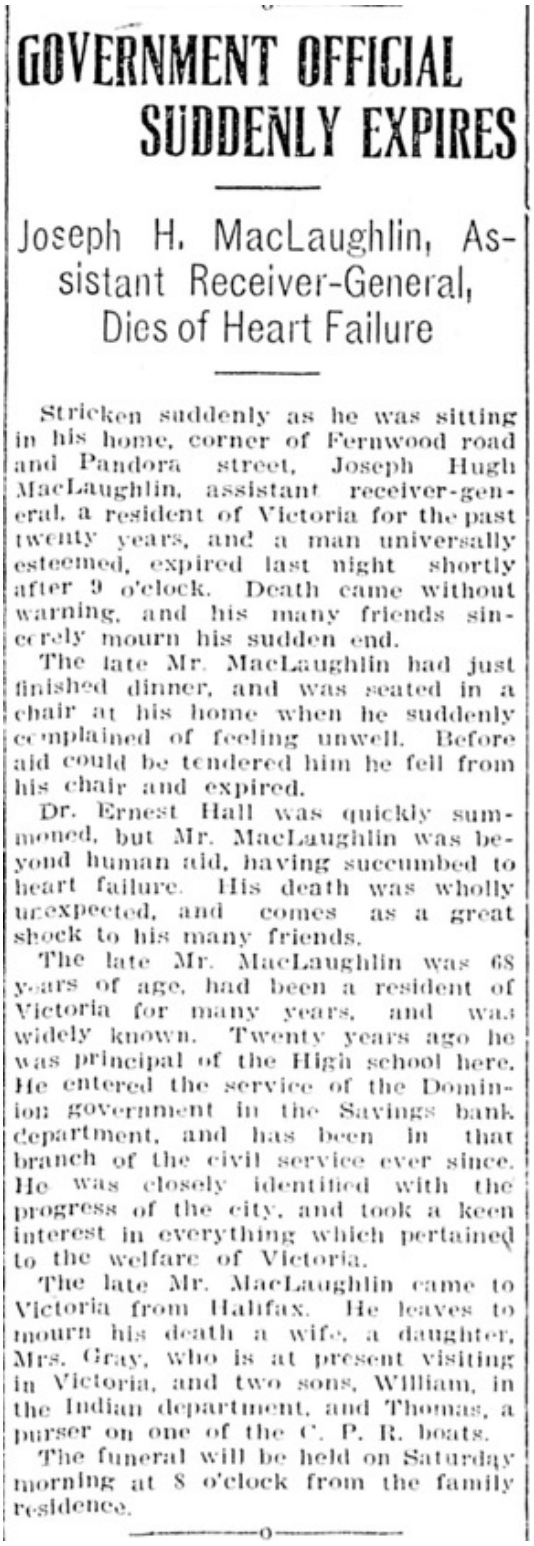
Close up of the 1889. Victoria, B.C. [Birdseye]. Ellis and Co. (Colonist) [LOC G3514.V5A3 1889 .E5], the MacLaughlin Residence is outlined in red.

MacLaughlin House Stuart Stark Collection

especially in the streetcar corridors (along Cook, Caledonia, Chandler, Gladstone, and Fernwood). Diverse immigrant groups from many cultures began occupying distinct sections of the neighbourhood. In 1908, a large subdivision, on part of the early Finlayson property, boasted 500 50-foot lots. Additionally, a small commercial centre rose up along Fernwood at the corner of Gladstone. A plethora of small community churches were constructed at several corner intersections throughout the neighbourhood during this period of expansive growth.

2.2 THE MACLAUGHLIN RESIDENCE

The MacLaughlin Residence was constructed in 1883 for original owners, Joseph and Rebecca MacLaughlin. Originally from Ireland, the MacLaughlins arrived in Canada in the 1860s, first settling in Halifax, Nova Scotia before traversing the country to settle on the opposite coast. By 1881, the MacLaughlins had arrived in Victoria; they moved into their Pandora Avenue home upon its completion. Joseph MacLaughlin was a well-known Victoria resident, first as a principal of the High School before entering the service of the Dominion government and eventually becoming Receiver-General for the Province of British Columbia. In 1907, MacLaughlin died at home at the age of 68 and his wife, Rebecca, continued to live in the home until her death in late 1912. The MacLaughlin's son, William Burrows, a former chief clerk in the Department of Indian Affairs, lived in this house until 1918 when he relocated to Prince Rupert. The MacLaughlin's hired architect, Samuel Burris to design their Fernwood home. Originally from Ontario, Burris had relocated to the west coast and was active in Victoria and Vancouver between 1883 and the turn of the century; the MacLaughlin Residence, designed in 1883, would have been one of his earliest commissions in British Columbia. The MacLaughlin Residence was constructed by prominent contractors McKillican & Anderson. William Donald McKillican and J.W. Anderson formed their building partnership in 1878, undertaking many projects. The year following the completion of the MacLaughlin Residence, McKillican entered City



GOVERNMENT OFFICIAL SUDDENLY EXPIRES

Joseph H. MacLaughlin, Assistant Receiver-General, Dies of Heart Failure

Stricken suddenly as he was sitting in his home, corner of Fernwood road and Pandora street, Joseph Hugh MacLaughlin, assistant receiver-general, a resident of Victoria for the past twenty years, and a man universally esteemed, expired last night shortly after 9 o'clock. Death came without warning, and his many friends sincerely mourn his sudden end.

The late Mr. MacLaughlin had just finished dinner, and was seated in a chair at his home when he suddenly complained of feeling unwell. Before aid could be tendered him he fell from his chair and expired.

Dr. Ernest Hall was quickly summoned, but Mr. MacLaughlin was beyond human aid, having succumbed to heart failure. His death was wholly unexpected, and comes as a great shock to his many friends.

The late Mr. MacLaughlin was 68 years of age, had been a resident of Victoria for many years, and was widely known. Twenty years ago he was principal of the High school here. He entered the service of the Dominion government in the Savings bank department, and has been in that branch of the civil service ever since. He was closely identified with the progress of the city, and took a keen interest in everything which pertained to the welfare of Victoria.

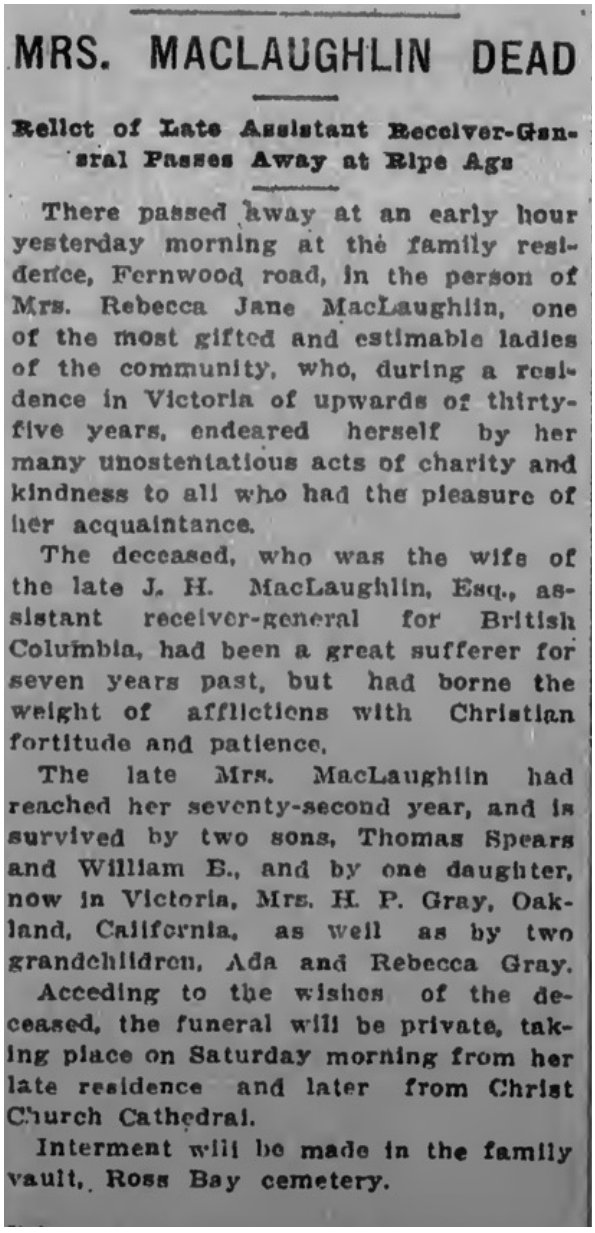
The late Mr. MacLaughlin came to Victoria from Halifax. He leaves to mourn his death a wife, a daughter, Mrs. Gray, who is at present visiting in Victoria, and two sons, William, in the Indian department, and Thomas, a purser on one of the C. P. R. boats.

The funeral will be held on Saturday morning at 8 o'clock from the family residence.

1907-10-30 Victoria Daily Colonist pg.02

politics, becoming Councillor for the James Bay ward and holding a Council seat during various terms until 1894. During his time on Council, McKillican was the chairman of the committee in charge of the extension of Victoria's City Hall. The large original property on which the MacLaughlin Residence was constructed was subdivided in 1906, and the house was divided into multiple units beginning in 1948, illustrating the ongoing evolution and densification of the Fernwood neighbourhood.

Front porch, entry steps, and door of MacLaughlin Residence, 1939 [Pandora1342JoyceGrimes 1939]



MRS. MACLAUGHLIN DEAD

Relict of Late Assistant Receiver-General Passes Away at Ripe Age

There passed away at an early hour yesterday morning at the family residence, Fernwood road, in the person of Mrs. Rebecca Jane MacLaughlin, one of the most gifted and estimable ladies of the community, who, during a residence in Victoria of upwards of thirty-five years, endeared herself by her many unostentatious acts of charity and kindness to all who had the pleasure of her acquaintance.

The deceased, who was the wife of the late J. H. MacLaughlin, Esq., assistant receiver-general for British Columbia, had been a great sufferer for seven years past, but had borne the weight of afflictions with Christian fortitude and patience.

The late Mrs. MacLaughlin had reached her seventy-second year, and is survived by two sons, Thomas Spears and William B., and by one daughter, now in Victoria, Mrs. H. P. Gray, Oakland, California, as well as by two grandchildren, Ada and Rebecca Gray.

Acceding to the wishes of the deceased, the funeral will be private, taking place on Saturday morning from her late residence and later from Christ Church Cathedral.

Interment will be made in the family vault, Ross Bay cemetery.

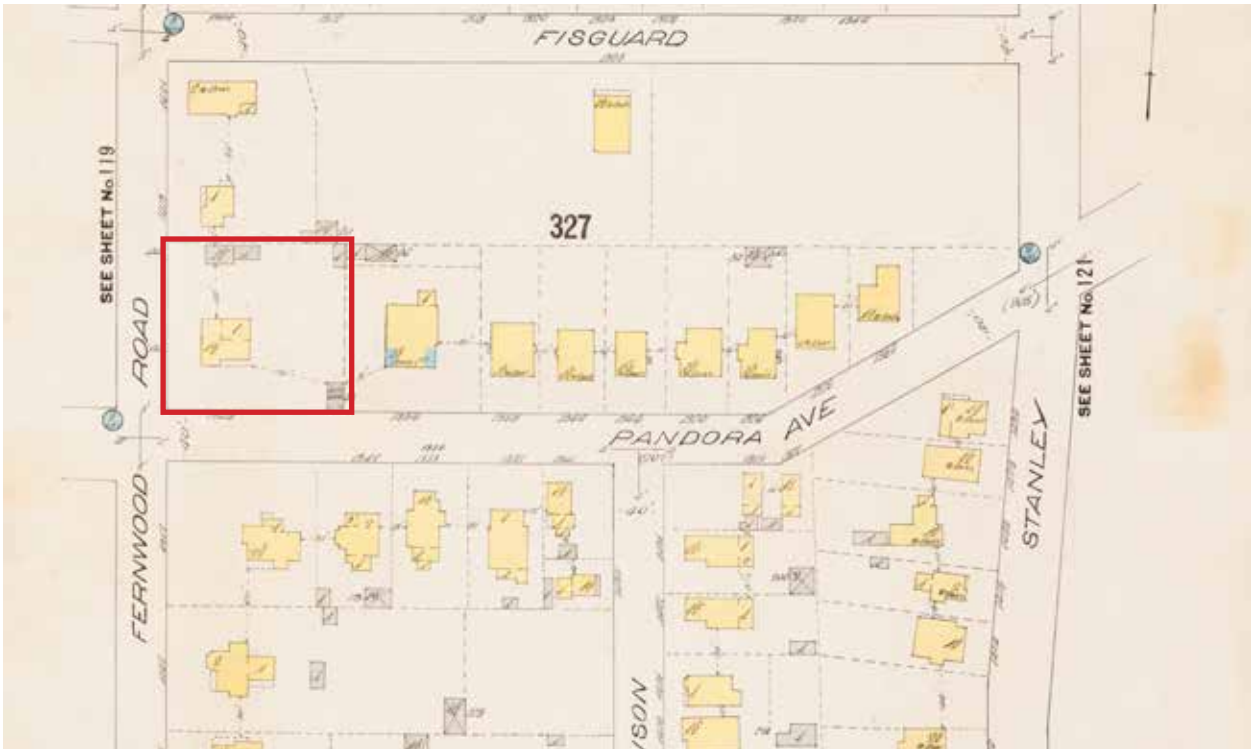
1912-09-12 Victoria Daily Colonist pg.09

2 HISTORICAL CONTEXT

1891 (rev. 1895). [Insurance Plan of] Victoria, BC. Chas. E. Goad, Sheet 30 [UVic], showing the MacLaughlin Residence

2 HISTORICAL CONTEXT

1903 (rev. 1905, 1909). Insurance Plan of Victoria, BC. Chas. E. Goad, Sheet 050 [UVic], showing the MacLaughlin Residence



1911 (rev. 1913). Vol. 2 of Insurance Plan of Victoria, BC. Chas. E. Goad, Sheet 120 [UVic], showing the MacLaughlin Residence

2 HISTORICAL CONTEXT

Top: MacLaughlin Residence, 1969 [Pandora1342 Hallmark 1969 UVic].
Bottom: MacLaughlin Residence, 1984 [Pandora1342 VHF1984NormSpanos]

2.3 ORIGINAL ARCHITECT: SAMUEL BURRIS

Excerpt from: Luxton, D. Building the West. "Samuel Cyrus Burris", Stuart Stark. Pages 90-91. Talonbooks, 2007

S.C. Burris appeared on the architectural scene in Victoria with no fanfare. He was born in Ontario of an Irish father and a Scottish mother. The Burris family in Canada primarily came from Nova Scotia, where the name Burris was derived from the English name Burrows. Burris was first noted as a cabinetmaker in Victoria in 1879. He specialized in making and repairing office furniture, at moderate prices, and he kept "Flower Trains of all designs on hand." In 1880 he bid unsuccessfully to build a fence around Ross Bay Cemetery. In 1883 Burris was busy as an architect, designing a house for A. Allen and a conservatory for Armadale, the residence of Senator Macdonald; the conservatory was later enlarged by T.C. Sorby in 1888 for $1,500. He also designed a two-storey home, complete with a marble mantlepiece, for J.H. MacLaughlin [sic] in 1883, that still stands at the northeast corner of Pandora and Fernwood. After the second Colonial Hotel on Columbia Street in New Westminster was lost to fire in 1883, Burris provided the plans for the replacement, a handsome three-storey brick structure with a ground floor arcade and projecting second storey bays. In turn, this hotel was destroyed by fire in 1898. In 1885, in partnership with William H.L. de la Penotière, Burris worked on the Victoria Club Rooms.

A noteworthy commission came in 1886, when he was asked to design a new home for the Premier of British Columbia, the Hon. William Smithe. Located close to the Parliament Buildings, the $9,000 home was two storeys in height, with ten rooms finished lavishly with oak mantelpieces and the best Minton tile hearths and facings. Plaster cornices and centres were in all of the principal rooms and special care had been taken with the heating and sanitary arrangements. The Daily Colonist commented that "the design is by S.C. Burris... and is evidence of his good taste and judgement." Regrettably, Premier Smithe died before he was able to move into his home, which must have been a blow to Burris's career.


S. C. BURRIS
ARCHITECT,
PLANS AND SPECIFICATIONS FURnished, and the usual business of an architect attended to.
NOTICE: Moody's Building, corner Yates and Broad Streets
my5

Burris Advert VDC Oct 17 1884

Burris continued with his architectural practice, building a substantial $7,000 home for L.G. McQuade on Vancouver Street in 1888, and in that same year he sold his "real estate and architectural practice" to Mr. F. Bourchier. Having sold his business, Burris nevertheless continued to design buildings, notably: a glazed conservatory at Cary Castle (Government House), 1888; a three-storey brick warehouse on Broughton Street, 1889; and a house for Surveyor-General Thomas Kains on Dallas Road, 1889. He moved his office to the Burns Block in Bastion Square where he was close to his work as Supervising Architect for the new Law Courts, which had been designed by the ailing H.O. Tiedemann. He also designed a residence, Aldermere, for Dr. E.C.B. Hannington at Millstream near Langford, in 1889.

At the same time, Burris was occupied in a related business venture. In partnership with John Watson Keller, Burris had been operating a pottery company, unfortunately completely destroyed by fire on December 29, 1889. Though the business premises were rebuilt in 1890, it was soon after reorganized as the British Columbia Pottery & Terra Cotta Company with William Herbert Bainbridge acting as Secretary pro-tem. The company, with its works at Constance Cove in Esquimalt and an office downtown, produced all manner of sewer pipe and drain tile, chimney tiles and tops, and they proudly noted in their advertisements that ornamental work for buildings was a specialty. In the form of decorative red terra cotta, this ornament was used to good effect in Jolimont, an Oak Bay house designed for Bainbridge by Burris in 1892. Each of the four chimneys was decorated with floral terra cotta blocks, and the firebricks in the six fireplaces were also stamped CONSTANCE, for the works at Constance Cove. Burris stayed on at the Company as manager, and

in 1894 he was listed as living at 62 Queen's Avenue, sharing a house with five other men. His architectural experience continued to be useful, as, according to permit records, he was working on installing plumbing into houses he had previously designed.

In 1896 Burris left Victoria for Trail, where he had an office until he relocated to Vancouver in 1899. He is not known to have ever married and no record of his death can be found. What happened to him is unknown.

Top: Burris designed for Hon. William Symthe Residence on Michigan Avenue, Victoria, built 1886-87; demol. c. 1978, 1969 [Stark Coll.].
Bottom Left: Burris designed house "Jolimont" for William H. Bainbridge, on Hampshire Road, Oak Bay, built 1892, 1917 [Stark Coll.].
Bottom Right: Burris designed house ''Seaview" for Thomas Kains on Dallas Road, Victoria, built 1888; demol. 1977 [Madge Hamilton].

3 STATEMENT OF SIGNIFICANCE

MACLAUGHLIN RESIDENCE
1342 PANDORA AVENUE, VICTORIA, BC

Description of the Historic Place
The MacLaughlin Residence is located on a corner lot along Pandora Avenue in the Fernwood neighbourhood of Victoria. The one and one-half storey vernacular Queen Anne house is characterized by its position on a raised lot, surrounded by a perimeter granite wall with prominent curved corner. The house features an L-shaped plan, full-height projecting gabled wing with square bay and a front porch with fluted posts and sawn brackets.

Heritage Value of the Historic Place
The MacLaughlin Residence, constructed in 1883, is significant as an early representation of the Victorian-era development of the Fernwood neighbourhood of Victoria. It is additionally valued for its association with its original owners, the MacLaughlin family, and its vernacular Queen Anne architecture, as designed by architect Samuel C. Burris and constructed by contractors McKillican & Anderson.

The MacLaughlin Residence is valued for its association with the Victorian-era development of Victoria's Fernwood neighbourhood. Fernwood is illustrative of the evolution of Victoria beginning with the presence of the Lekwungen First Nation, and, subsequently, the Hudson's Bay Company (HBC). The Lekwungen traversed the area, utilizing the land and resources, before the arrival of the HBC. Post contact, the neighbourhood was settled with pioneer farms that were subdivided to form the first suburbs. During the mid 1800s, former HBC employees became some of the first Europeans to buy surveyed plots in Fernwood. The City continued to grow through the 1880s, sparked by the anticipated arrival of the transcontinental Canadian Pacific and the Esquimalt & Nanaimo Railways, along with the inauguration of electric streetcars in 1891. Large tracts were subdivided and sold for house construction, predominantly in the streetcar corridors (including Fernwood); the MacLaughlin Residence was among these early homes constructed in the Fernwood neighbourhood. The large original property was subdivided in 1906, and the house was divided into multiple units beginning in 1948, illustrating the ongoing evolution and densification of the Fernwood neighbourhood. The MacLaughlin Residence remains an excellent example of the type of very early, quality, classically-designed homes constructed in Fernwood during the Victorian-era construction boom.

The house is significant for its association with original owners Joseph and Rebecca MacLaughlin. Originally from Ireland, the MacLaughlins arrived in Canada in the 1860s, first settling in Halifax, Nova Scotia. By 1881, the MacLaughlins had arrived in Victoria and moved into their Pandora Avenue home upon its completion in 1883. Joseph MacLaughlin was a well-known Victoria resident, first as a principal of the High School before entering the service of the Dominion government and eventually becoming Receiver-General for the Province of British Columbia. In 1907, MacLaughlin died at home at the age of 68; Rebecca MacLaughlin continued to live in the home until her death in late 1912, and their son, William Burrows MacLaughlin, former chief clerk in the Department of Indian Affairs, lived here until 1918 when he relocated to Prince Rupert.

The MacLaughlin Residence is significant for its vernacular Victorian architecture, as well as for its association with architect Samuel C. Burris and contractors McKillican & Anderson. Originally from Ontario, Samuel Burris relocated to the west coast and was active in Victoria and Vancouver between 1883 and the turn of the century. The MacLaughlin Residence, designed in 1883, would have been one of his earliest commissions in British Columbia. Burris was well-known for his grand residential works, as well as for his contrasting institutional and commercial works, which tended to be plain and unadorned. In the late 1880s, Burris served as the Clerk of Works under architect H.O. Teidemann, supervising the construction of British Columbia's Provincial Law Courts Building. Burris moved to Vancouver in the late 1890s before relocating to Oregon. The MacLaughlin Residence represents an example of Burris's Queen Anne Revival architecture. The style was popularized during the late 1800s by British architect Richard Norman Shaw and remained common through the end of the nineteenth century. The MacLaughlin Residence reflects the picturesque romanticism and carpenter ornamentation of the Victorian era. Additionally, the MacLaughlin Residence was constructed by prominent contractors McKillican & Anderson. William Donald

3 STATEMENT OF SIGNIFICANCE

McKillican and J.W. Anderson formed their building partnership in 1878, undertaking many projects. The year following the completion of the MacLaughlin Residence, McKillican entered City politics, becoming Councillor for the James Bay ward and holding a Council seat during various terms until 1894. During his time on Council, McKillican was the chairman of the committee in charge of the extension of Victoria's City Hall.

Character-Defining Elements

Elements that define the heritage character of the MacLaughlin Residence are its:

- location on a raised corner lot along Pandora Avenue, as part of the historic Fernwood neighbourhood of Victoria; the lot is accessed by a flight of steps from the sidewalk;
- continuous residential use since 1883;
- residential form, scale and massing as expressed by its: one and one-half storey height; L-shaped plan; cross gabled-roof structure with full-height front-gabled projecting wing on the front façade with square bay window that extends to the foundation; gabled wall dormer on the front elevation; gabled wall dormer on the west elevation; partial-width front porch; and slightly raised ground floor;
- wood-frame construction, with wide wooden drop siding with wooden trim and cornerboards;
- masonry elements, including: fieldstone foundation; two internal red brick chimneys with corbelled brick caps, and one unadorned red brick chimney; and granite retaining wall with tuck-pointing and prominent curved corner at the Pandora Avenue and Fernwood Road intersection, and granite posts at both entryways, one on Pandora Avenue for pedestrians and one on Fernwood Road for vehicles and pedestrians;
- vernacular Queen Anne style architecture including: its bay window with flat hipped roof with scroll-cut roof brackets, and spandrel panels beneath; its partial-width front porch in two parts: one part surrounding the front entryway with flat hipped roof, square, lathe-turned, fluted posts and pilasters, sawn post-face brackets, and moulded frieze, accessed by a short flight of steps with low, closed balustrade; and the second formal porch section, supported by sculpted wood posts, with flat hipped roof, open balustrade with open arches, square posts, sawn post-face brackets, and moulded frieze; and dimensional wood trim across all elevations including moulded lintels and projecting sills;
- variety of original wooden-sash windows including, but not limited to: double-hung assemblies, some with wooden horns, casement assemblies with stained glass transoms;
- paneled wooden front door assembly with sidelights, porch door with rounded arch double window, and solid paneled wooden doors across other elevations; and,
- wrought-iron entry gate at Pandora Avenue entrance leading to a flight of steps to the yard and path to the house.

4 CONSERVATION GUIDELINES

4.1 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, while undertaking rehabilitation work that will increase its functionality for continued residential use. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored. The MacLaughlin Residence is part of a proposed multi-lot redevelopment by Primex Investments Ltd. with architectural services by Continuum Architecture.

The major proposed interventions of the overall project are to:

- restore the original form, scale and massing of the historic structure;
- relocate the structure toward the southwest corner of the site;
- preserve and repair original character-defining elements;
- restore character-defining elements that have been altered or are missing;
- replace in-kind character-defining elements that may be too deteriorated for safe use or repair;
- preserve and rehabilitate original wood windows and doors; and,
- rehabilitate the interior of the residence.

Relocation of Historic Building

The relocation of an historic building on its existing lot is the least intrusive relocation approach with regards to loss of historic context and invasive work to the structure. The following Relocation Guidelines should be implemented for the relocation of the MacLaughlin Residence:

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by the Heritage Consultant. This can involve removal of later additions that are not enhancing the heritage value and historic appearance of the historic building.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve historic fabric of the exterior elevations.
- Appropriate foundation materials shall be used at the new site, which can include reinforced concrete foundations and floor slab. The final relative location to grade should match the original as closely as possible, taking into account applicable codes.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.

4.2 STANDARDS AND GUIDELINES

The MacLaughlin Residence is a designated heritage building and is a significant historical resource in the City of Victoria. *Parks Canada's Standards and Guidelines for the Conservation of Historic Places* in Canada is the source used to assess the appropriate level of conservation and intervention. Under the *Standards and Guidelines*, the work proposed for the MacLaughlin Residence includes aspects of preservation, restoration, and rehabilitation.

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the MacLaughlin Residence should be based upon the Standards outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to an historic property.

4 CONSERVATION GUIDELINES

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Standards and Guidelines: Conservation Decision Making Process

UNDERSTANDING

- **REFER TO HERITAGE VALUE AND CHARACTER-DEFINING ELEMENTS**
  An historic place's heritage value and character-defining elements are identified through formal recognition by an authority or by nomination to the *Canadian Register of Historic Places*.
- **INVESTIGATE AND DOCUMENT CONDITION AND CHANGES**
  On-site investigation as well as archival and oral history research should be carried out as a basis for a detailed assessment of current conditions and previous maintenance and repair work.

PLANNING

- **MAINTAIN OR SELECT AN APPROPRIATE AND SUSTAINABLE USE**
  Find the right fit between the use and the historic place to ensure existing new use will last and provide a stable context for ongoing conservation.
- **IDENTIFY PROJECT REQUIREMENTS**
  Define the needs of existing or future users, and determine the scope and cost of conservation work to establish realistic objective. Define priorities and organize the work in logical phases.
- **DETERMINE THE PRIMARY TREATMENT**
  While any conservation project may involve aspects of more than one of the three conservation treatments, it helps to decide during the planning stage whether the project falls under *Preservation*, *Rehabilitation* or *Restoration*.
- **REVIEW THE STANDARDS**
  The Standards are central to the process of preserving, rehabilitating or restoring an historic place in a consistent manner.
- **FOLLOW THE GUIDELINES**

INTERVENING

- **UNDERTAKE THE PROJECT WORK**
  Familiarize those working on the project with the planned conservation approach and to ensure they understand the scope of the project. Hiring processes for consultants and contractors should identify the need for heritage expertise and experience.
- **CARRY OUT REGULAR MAINTENANCE**
  The best long-term investment in an historic place is adequate and appropriate maintenance. Develop and implement a maintenance plan that includes a schedule for regular inspection to pro-actively determine the type and frequency of necessary maintenance work.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.3 CONSERVATION REFERENCES

The proposed work entails aspects of preservation, restoration, and rehabilitation of the MacLaughlin Residence. The following conservation resources should be referred to:

***Standards and Guidelines for the Conservation of Historic Places in Canada*, Parks Canada, 2010.**
http://www.historicplaces.ca/en/pages/standards-normes/document.aspx

National Park Service, Technical Preservation Services. Preservation Briefs.
https://www.nps.gov/tps/how-to-preserve/briefs.htm

- *Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.*
- *Preservation Brief 4: Roofing for Historic Buildings.*
- *Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.*
- *Preservation Brief 9: The Repair of Historic Wooden Windows.*
- *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.*
- *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.*
- *Preservation Brief 16: The Use of Substitute Materials on Historic Buildings.*
- *Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character.*
- *Preservation Brief 31: Mothballing Historic Buildings.*
- *Preservation Brief 32: Making Historic Properties Accessible.*
- *Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass.*

- *Preservation Brief 37: Appropriate Methods of Reducing Lead-Paint Hazards in Historic Housing.*
- *Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.*
- *Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.*
- *Preservation Brief 45: Preserving Historic Wooden Porches.*
- *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings. .*

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture and Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is "intended to establish a common pan-Canadian 'how-to' approach for practitioners, professionals, building owners, and operators alike."

The following is an excerpt from the introduction of the document:

> *[**Building Resilience**] is intended to serve as a "sustainable building toolkit" that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*
>
> *These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.*
>
> ***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*
>
> ***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.5 ALTERNATE COMPLIANCE

As a municipally designated site, the MacLaughlin Residence may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate

Four Pillars of Sustainability [CityPlan 2030 - City of Norwood

compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.5.3 HOMEOWNER PROTECTION ACT

The Homeowner Protection Act was implemented in 1998 as a means to strengthen consumer protection for the purchase of new homes. The act was passed following a commission of enquiry into the leaky condo crisis, and was intended on protecting homeowners by ensuring home warranty insurance was provided on new construction, covering two years on labour and materials, five years on the building envelope and 10 years on the structure of the home. As the Act was intended to regulate new construction, considerations were not taken of buildings that have remained in sound condition for a many number of years that already far exceeded what the HPA requires for a warranty on a new home. The act did not take into consideration the protection of heritage projects, and consequently resulted in the loss of significant heritage fabric through the requirement of new windows and rainscreen wall assemblies on residential heritage rehabilitation projects. An example being

the requirement to remove original wooden siding that has successfully protected the building for 100 years, and replace it with a rainscreen assembly that is only warrantied for five years. Not only was valuable heritage fabric lost, but new materials will likely not last nearly as long as the original.

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised:

1. an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and
2. clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% of a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions with a maximum of 75% reconstruction to be exempt from home warranty insurance. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

The MacLaughlin Residence falls into the second category, as the proposed project involves retaining a high degree of the original structure and less than 75% of the house will be reconstructed. Consequently, this project is not considered a substantial reconstruction as per the amended definition in the Homeowners Protection Act, and will be exempt from the requirement of a warranty. This amendment will enable a higher degree of retention and preservation of its original materials.

4.6 SITE PROTECTION AND STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

The exterior should be protected from movement and other damage at all times during relocation, demolition, excavation and construction work. Install monitoring devices to document and assess any impact or deterioration of the residence.

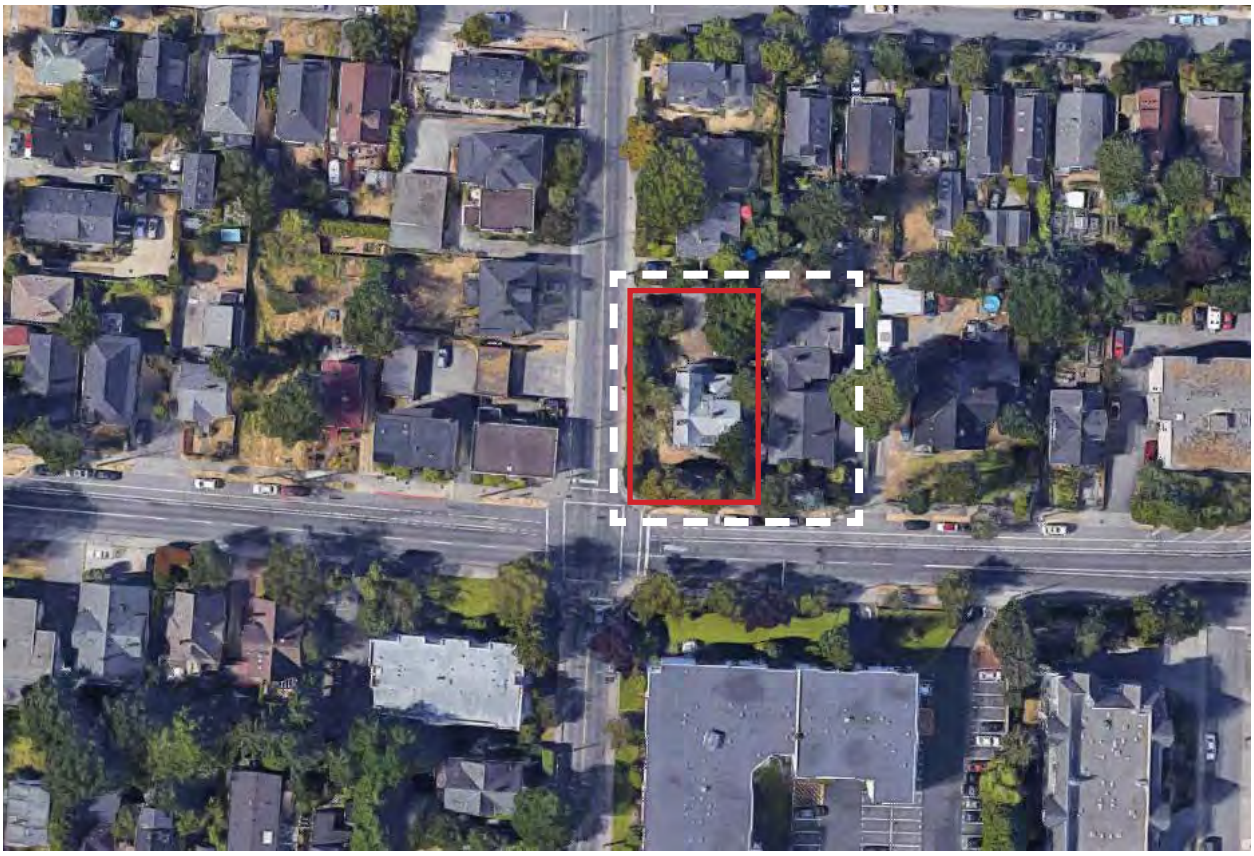
5 CONSERVATION RECOMMENDATIONS

A condition review of the MacLaughlin Residence was carried out during a site visit in September 2021. During the visual review of the residence its exterior building materials were reviewed and condition examined. The interior was not accessed during this review and no invasive or destructive testing was carried out. The recommendations for the preservation, restoration, and rehabilitation of the historic residence are based on the site review and archival documents that provide valuable information about the original appearance of the historic building.

The following section describes the materials, physical condition, and recommended conservation strategies for the MacLaughlin Residence based on Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

Constructed in 1883, the historic MacLaughlin Residence remains in its original location, on a raised corner lot at Pandora Avenue and Fernwood Road in the historic Fernwood neighbourhood of Victoria. The house is setback from the street, accessed by a flight of stairs on Fernwood Road. The lot is largely concealed behind perimeter landscaping and features a granite retaining wall with tuck-pointing and prominent curved corner at the Pandora Avenue and Fernwood Road intersection. The retaining wall has square granite posts at both entryways: one on Pandora Avenue for pedestrians; and, one on Fernwood Road for vehicles. Wrought iron entry gates are present at the Fernwood Road pedestrian entry. These elements are considered to be character-defining and should be retained if possible or salvaged and reconstructed to suit new road and site work as required.



Above: MacLaughlin Residence (red box) and extent of overall redevelopment (white box) [Google Maps]

5 CONSERVATION RECOMMENDATIONS

Top: Original curved granite retaining wall at Pandora Avenue and Fernwood Road property lines.
Middle: Granite retaining wall and square gate posts at existing vehicle entry off Fernwood Road.
Bottom Right: Pedestrian entry with wrought iron gates off Pandora Avenue.

5 CONSERVATION RECOMMENDATIONS

As part of the overall redevelopment of the site, the house is proposed to be relocated within the property lines toward the southwest corner of the lot to accommodate multi-family residential buildings to the north and east. The raised elevation above street level will be preserved, new concrete foundations will be poured with stone exterior face, and the stone retaining wall will be salvaged and reconstructed following rehabilitation of the site, taking into account any necessary required changes as part of the widening of the street.

CONSERVATION STRATEGY: REHABILITATION

- Relocate the original building toward the southwest corner of the site, within the existing property lines.
- Retain the main frontage of the house on Pandora Avenue.
- Maintain original relative height to grade above street level.
- Salvage and reinstate stone retaining wall and other original significant site elements, such as gate posts and gate, if feasible.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.
- Although not connected to the historic residence it is recommended that any new construction to the north and east should be "physically and visually compatible with, subordinate to, and distinguishable from the historic place" as recommended in Standard 11.

Above: Square granite gate post at vehicle entry with iron bolts indicating a gate existed at this entry at one time.

5.1.1 RELOCATION

As part of the proposed redevelopment the residence is to be relocate on the existing lot. The following Relocation Guidelines should be implemented for the relocation of the MacLaughlin Residence:

- A relocation plan should be prepared prior to relocation of the residence.
- Alterations to the historic structure proposed to facilitate the relocation should be discussed with the Heritage Consultant and should be mindful of ensuring the least destructive methods for relocation are utilized.
- Only an experienced and qualified contractor should undertake the physical relocation of the historic structure.
- Preserve historic fabric of the exterior elevations including the wood-frame structure with wood siding, wood sash windows and doors, and gabled roof structure as much as possible. Preserve brick chimney in situ and relocate with the main structure, if possible. Alternatively, reconstruct chimney with salvaged original bricks to match original appearance if unable to relocate chimney in situ with the residence due to structural reasons.
- Reinforced concrete may be used for new foundations, but original exterior foundation-level cladding should be restored or replicated, to match the original where possible.
- The final relative location to grade should match the original as closely as possible, taking into account applicable codes.
- Provide utility installations for electricity, communication and other service connections underground if possible. All installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.

5.2 FORM, SCALE AND MASSING

The MacLaughlin Residence features a residential form, scale and massing as expressed by its: one and one-half storey height; L-shaped plan; cross gabled-roof structure with full-height front-gabled projecting wing on the front façade with square bay window that extends to the foundation; gabled wall dormer on the front and west elevations; partial-width front porch; and slightly raised ground floor. Boasting continuous residential use since its construction in 1883, the exterior remains largely intact and maintains a significant amount of its original heritage character. Notable alterations including additions to accommodate the renovations of the interior when the house was first subdivided in 1906 and duplexed in 1948. The house currently maintains six interior units.

As part of the scope of work, the original form, scale and massing of the structure is proposed to be restored through the removal of the later exterior additions, and the interior will be rehabilitated. Following the structure's relocation, overall original scale and height related to grade should be maintained. If original elements are required to be removed during the relocation process, all elements should be carefully documented and salvaged to ensure accurate restoration utilizing original salvaged material where possible.

CONSERVATION STRATEGY: RESTORATION AND REHABILITATION

- Restore the original overall form, scale, and massing, where possible through the removal of later alterations and additions.

Above: One and one-half storey MacLaughlin Residence with gabled roof, front gabled projection with bay window and porch beyond.

5 CONSERVATION RECOMMENDATIONS

Above: Rear elevation of residence showing later additions.

- Rehabilitate existing structure, as necessary, to accommodate the relocation of the structure and interior alterations.
- Ensure original overall form, scale and massing is preserved following relocation of the structure, including relative height to grade.

5.3 FOUNDATIONS

The historic residence features exposed field stone foundation, which is a character-defining element that should be preserved. Due to the proposed relocation of the structure, new foundations will be required. Reinforced concrete is a suitable material for new foundations; however, the appearance of the exterior face of the foundation should be restored to reflect the original stone. If possible, existing original foundation stones should be salvaged and reinstated following relocation of the structure. If new materials are used, these new materials should match the historic

Above: Intact original field stone foundation.

Above: Field stone foundation of west facade. Note presence vertical wood siding at foundation at rear of residence.

materials in appearance as closely as possible, including colour and size, and pointing and bond patterns should also be restored. Foundations should be designed to ensure the same relative height to grade of the original building is maintained, including both first floor height to surrounding grade and height of building to street level. Careful attention should be executed to ensure the exterior walls above grade are not damaged during rehabilitation work.

CONSERVATION STRATEGY: REHABILITATION AND RESTORATION

- Install new foundations in the same configuration as the original in the new location.
- Restore exterior field stone foundation, as viewed from the exterior. Salvage original exterior facing stone for reinstatement following relocation, if possible.
- Maintain existing original relative height to grade of foundation.
- Ensure enough distance between the structure and perimeter landscaping to ensure new foundations are not damaged.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.

5.4 EXTERIOR WOOD-FRAME WALLS

Designed in the Queen Anne style by architect Samuel C. Burris and constructed by contractors McKillican & Anderson, the MacLaughlin Residence is significant for its vernacular Victorian architecture. The residence is of wood-frame construction, and most likely balloon framing given the age of the residence. The historic building maintains much of its original fabric and detailing, including original wide wooden drop siding with wooden trim, waterboards, friezes, bargeboards, and cornerboards. Other vernacular design elements representative of the Queen Anne style include the bay window with flat hipped roof with scroll cut roof brackets and tongue-and-groove spandrel panels beneath the windows, the partial-width front porch, and dimensional wood trim across all elevations including moulded lintels and projecting sills.

Due to the integrity of wood frame structure, the exterior walls should be preserved through retention and in-situ repair work. While much of the original fabric has been retained, initial visual review reveals potential localized deterioration due to weathering. Original exterior fabric in good condition will be retained in-place and repaired as required. If material is too deteriorated for safe use, then new elements to replicate historic originals in material, scale, and detailing should be installed. Where exterior additions are removed, original appearance and materials should be restored as best as possible using intact original elements as guides.

5 CONSERVATION RECOMMENDATIONS

CONSERVATION STRATEGY: PRESERVATION, REHABILITATION, AND RESTORATION

- Due to the integrity of wood frame structure, the exterior walls should be preserved through retention and in-situ repair work.
- Preserve original siding on all elevations, if possible, and clean and prep surface for repainting.
- Replace damaged siding to match existing in material, size, profile and thickness.
- Conduct full condition review of all original exterior wood elements.
- Any existing trim should be preserved. If trim is deteriorated and/or missing, new material that is visually physically compatible with the original should be reinstated. Combed and/or textured lumber is not acceptable. Hardi-plank or other cementitious boards are not acceptable.
- Repair any original exterior damaged material in-kind, where possible, utilizing approved heritage restoration methods (e.g. dutchmen repairs).
- Design structural or seismic upgrades, if required, so as to minimize the impact to the character-defining elements.
- Utilize Alternate Compliance Methods outlined in the code for fire and spatial separations including installation of sprinklers where possible to ensure maximum retention of original fabric.
- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and

Above: Vertical tongue-and groove spandrel panels below bay window.
Left Top: Wooden drop siding present from wood watertable to eaves on all four elevations of the residence.
Left Bottom: Close up of original wood siding showing unputtyed nail holes and paint failure.

5 CONSERVATION RECOMMENDATIONS

Above: Original scroll cut brackets of bay window roof.

other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as D/2 Biological Solution®) and a soft bristle brush. High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.

- Repaint exterior wood surfaces according to colour schedule developed with the Heritage Consultant.

5.5 PORCH

The 1883 structure maintains its original porch configuration, which is designed in two parts; the first surrounding the front entryway with flat hipped roof, square, lathe-turned, fluted posts and pilasters, sawn post-face brackets, and moulded frieze, accessed by a short flight of steps with low, closed balustrade, and the second formal porch section, supported by sculpted wood posts, with flat hipped roof, open balustrade with open arches, square posts, sawn post-face brackets, and moulded frieze. Based on available archival images, the extant close balustrade at the steps is not original. The porches are character-defining elements of the historic residence and should be preserved.

Due to the relocation of the house, exterior porch elements may require bracing and/or temporary removal prior to the relocation. If removal is necessary, original material and configuration should be carefully documented, and original material salvaged for

Above: Front entryway porch with flat hipped roof, low closed balustrade, lathe-turned fluted posts, and decorative frieze and brackets. Original gabled cap on top of balustrade is replaced. Below: Close up of original decorative frieze and brackets and top of lathe-turned post.

5 CONSERVATION RECOMMENDATIONS

reinstatement. Following relocation of the house, any removed elements should be reinstated and the original configuration should be restored utilizing salvaged material where possible. Any material that is too damaged to repair, replace in-kind to match originals as closely as possible.

Heritage homes were typified by a low balustrade of approximately 24" in height. To ensure the heritage character of the house is preserved, if required, the balustrade height and design should be retained. To permit the preservation of the extant balustrades, and to meet current code requirements, alternate compliance measures should be explored, such as the use of metal pipe rail and glass panels to make up the remaining height to meet code requirements.

CONSERVATION STRATEGY: PRESERVATION

- Retain and repair original exterior porches, including all character-defining design elements.
- Repair damaged material where possible, and replace in-kind material that is too damaged for safe use.
- If necessary, salvage original material that may require removal as part of the relocation plan. Utilize salvaged material to reconstruct porches following relocation. Salvage plan should be reviewed and approved by heritage consultant prior to rehabilitation.
- Original low height of the balustrade should be restored following relocation, with alternate compliance methods utilized to achieve the required 42" height, where necessary.
- Top of restored wood balustrade should be 24".

Left Top: Partial width front porch.
Left Middle: Open soffit of front porch with tongue-and-groove sheathing.
Left Bottom: Concrete post supporting front porch.
Above: Original low, open wood balustrade of front porch

5.6 FENESTRATION

"Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation." – Standards and Guidelines for the Conservation of Historic Places in Canada.

5.6.1 WINDOWS

The MacLaughlin Residence features a variety of original wooden-sash windows, including, but not limited to: double-hung assemblies, some with integral wooden horns, and fixed assemblies with stained glass transoms or upper sash. The original windows are significant character-defining elements of the historic house, and should be retained including their frame, sash, trim, and glazing. In addition to the stained glass transom of the bay window, houses of this period and style typically would have possessed a fixed flashed sash at the front of the bay window below the transom.

Windows should be individually inspected to determine extent of recommended repairs. If new replacement windows are required, new windows should replicate historic originals, following the guidelines outlined in this conservation plan. If windows require removal prior to the relocation of the building, each assembly should be carefully documented and catalogued, and reinstalled in their original locations following relocation.

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Preserve all original windows where possible, and repair as required using in-kind repair techniques.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances, as required.

Above: Original two-over-two wood assembly hung window of upper level (top) and gabled dormer (bottom) with integral sash horns.

5 CONSERVATION RECOMMENDATIONS

- Install replacement matching wood sashes where originals are too deteriorated to retain or are missing.
- Investigate front sash of bay window and if evidence is found, install new flashed fixed wood sash window in front of bay window using colour scheme of transom window for colours of glass flashing.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists replace.
- Window repairs should be undertaken by a contractor skilled in heritage restoration.
- Replacement glass to be single glazing, and visually and physically compatible with existing. If it is proposed to rehabilitate the sashes with

Above: Original double assembly one-over-one hung wood windows with integral sash horns on east elevation.

Right Top: Multi-lite fixed wood assembly window at front bay window with stained glass transom.

Right Bottom: Two lite fixed wood assembly window with stained glass upper lite.

SPECIFICATIONS FOR NEW WINDOWS AND WINDOW COMPONENTS

For replacement wood windows or window sash, the following specifications need to be met by the manufacturer in order to produce a compliant replica windows or components:

- New wood windows to match the appearance and character of the original wood windows.
- New wood windows to be through mortise and tenon construction.
- Each side of the window sash will be made from one piece of wood; splices are not acceptable
- The use of finger-jointed wood is not acceptable.
- Wood to be solid kiln dried Douglas Fir.
- Frames:
  - Heads and Jambs: solid flat grain Douglas Fir
  - Stops: solid vertical grain Douglas Fir
  - Sills: solid vertical grain kiln dried Douglas Fir.
- Sash horns (if present on original windows) must be replicated as an integral part of the side sash. Pinned or glued-on horns are not acceptable.

alternate glazing is desired, further discussion and assessment will be required.
- Prime and repaint as required in appropriate colour, based on colour schedule devised with Heritage Consultant.

5.6.2 DOORS

Original and early doors have been retained, including the paneled wooden front door assembly with sidelights, porch door with rounded arch double window, and solid paneled wooden doors across other elevations. The doors of house of this period were typically varnished and not painted. As part of the proposed redevelopment, original doors should be retained and repaired, and finish restored. If early doors are removed during restoration of the original building's form, retain for reuse on restored side elevations, if possible.

CONSERVATION STRATEGY: PRESERVATION AND RESTORATION

- Retain the door openings in their original locations, and preserve and repair all original doors.
- Preserve intact original doors and repair as required. Original design elements should be

Above: Original wood door to front porch with multi-lite glass panels.

5 CONSERVATION RECOMMENDATIONS

Left Top: Extant front door with sidelights. Note original multi-lite sidelights and door knob have been replaced.

Left Bottom: Original front entry door and porch door as appeared in 1939, [Pandora1342 JoyceGrimes].

Above: Front entryway and front door with original multi-lite sidelights. Note the gabled cap of the closed balustrade and the original balustrade followed the run of the steps. [Stuart Stark Coll]

protected during relocation, and in-kind repair techniques utilized during rehabilitation.
- Any new doors should be visually compatible with the historic character of the building.
- Strip paint from doors, repair and depending upon condition, restore varnish finish.

5.7 ROOF

The MacLaughlin Residence features a cross-gabled roof structure characterized by its full-height front-gabled projecting wing on the front façade, gabled wall dormer on the front elevation, gabled wall dormer on the west elevation, and prominent front bay window with flat hipped roof.

While much original detailing on the roof has been retained, the original stained cedar shingle roofing material is no longer present. As part of the rehabilitation scheme, the character-defining Queen Anne style roof configuration and design elements will be preserved. The roof should be restored with historically-appropriate stained cedar shingles, if possible. Wood elements (e.g. bargeboards and soffits) appear to be weathered and further investigation, when safe access permits, is required to determine the condition of all exterior wood materials associated with the roof. Careful attention should be paid in ensuring the least amount of damage occurs to the roof structure if the chimneys are required to be dismantled prior to the structure's relocation.

CONSERVATION STRATEGY: PRESERVATION, RESTORATION AND REHABILITATION
- Preserve the original roof structure in its existing configuration, where possible.
- Restore structural elements, as necessary, during removal of later additions.
- If required, roofing membrane and cladding system may be rehabilitated. Stained cedar shingles are the preferred roofing material.
- Retain the original bargeboards and fascia boards, as well as the soffit of roof. Restore or replace in-kind where required.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained. Metal gutters and downspouts in appropriate colours is also acceptable. Paint or provide specification of drainage system elements for review with Heritage Consultant.

Above: Original internal red brick chimney with corbelled cap.

5.7.1 CHIMNEYS

The roof features two internal red brick chimneys with corbelled brick caps, and one unadorned red brick chimney. Both chimneys appear to be in fair condition. Prior to relocation, the chimneys will likely require dismantling or temporary bracing. Careful attention should be paid in ensuring the least amount of damage occurs to the original brick chimneys during deconstruction, if required. The chimneys should be reinstated using salvaged original brick to match the originals following relocation. If internal fireplaces are not desired, then brick chimneys should be structurally stabilized and installed as false chimneys existing only above the roofline, visible from the exterior.

CONSERVATION STRATEGY: PRESERVATION AND REHABILITATION
- Retain chimneys in their original locations, if possible. If necessary, carefully dismantle and reinstall following relocation of structure.
- Chimneys may require structural stabilization.
- Investigate condition of brickwork. If required, brickwork may be repointed and cleaned using a

natural bristle brush and mild rinse detergent.
- If internal fireplaces aren't intended, appearance of chimneys from the exterior should be restored by creating false chimney structures within the rehabilitated roof.

5.8 EXTERIOR COLOUR SCHEDULE

Part of the conservation process is to finish the building in historically appropriate paint colours. Over 20 paint samples were collected from the exterior of the residence from areas that were safely accessible. Through the analysis of these paint samples, it became evident that the original paint had completely weathered away preventing the identification of the original exterior colour scheme. A proposed colour scheme has been developed based on documented evidence from other Victoria residences of a similar age and architectural style.

CONSERVATION STRATEGY: RESTORATION
- Restore exterior painted elements of the residence in an appropriate historic colour scheme.

5 CONSERVATION RECOMMENDATIONS

HISTORIC COLOUR SCHEME: MACLAUGHLIN RESIDENCE 1342 PANDORA AVENUE, VICTORIA BC

ELEMENT	COLOUR	CODE*	SAMPLE	FINISH
Horizontal Drop Wood Siding	Pendrell Verdigris	VC-22		Flat
Vertical Tongue-and-Groove Wood Siding	Pendrell Verdigris	VC-22		Flat
Wood Trim, Watertable, Cornerboards, Cornice Boards, Fascia, Dentils, Bargeboards, Raftertails, Soffits, Decorative Wood Brackets	Pendrell Green	VC-18		Semi Gloss
Porch Posts	Pendrell Green	VC-18		Semi Gloss
Porch Wood Ballustrade	Pendrell Green	VC-22		Semi Gloss
Porch Soffit	Pendrell Verdigris	VC-22		Flat
Porch Flooring	Edwardian Porch Grey	VC-26		Flat
Exterior Wood Window Sashes	Hastings Red	VC-30		High Gloss
Exterior Wood Door and Sidelights, Porch Door	Stripped and Varnish			
Cedar Shingle Roof (if roof is replaced)	Red Stain	TBD		

*VC - Paint colours matched from Benjamin Moore's *Historical Vancouver True Colours*

6 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the MacLaughlin Residence. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the MacLaughlin Residence is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards and Guidelines*, maintenance is defined as:

> *Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for*

the Conservation of Historic Places in Canada. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. - must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building.

From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this

6 MAINTENANCE PLAN

Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminded to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section ***6.6 Information File***.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the MacLaughlin Residence, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- ◯ Is the lot well drained? Is there pooling of water?
- ◯ Does water drain away from foundation?

Foundation:

- ◯ Does pointing need repair?
- ◯ Paint peeling? Cracking?
- ◯ Is bedding mortar sound?
- ◯ Moisture: Is rising damp present?
- ◯ Is there back splashing from ground to structure?
- ◯ Is any moisture problems, general or local?
- ◯ Is spalling from freezing present? (Flakes or powder?)
- ◯ Is efflorescence present?
- ◯ Is spalling from sub-fluorescence present?
- ◯ Is damp proof course present?
- ◯ Are there shrinkage cracks in the foundation?
- ◯ Are there movement cracks in the foundation?
- ◯ Is crack monitoring required?
- ◯ Is uneven foundation settlement evident?
- ◯ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ◯ Deflection of lintels?

Wood Elements:

- ◯ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ◯ Is wood in direct contact with the ground?
- ◯ Is there insect attack present? Where and probable source?
- ◯ Is there fungal attack present? Where and probable source?
- ◯ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ◯ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ◯ Is any wood warped, cupped or twisted?
- ◯ Is any wood split? Are there loose knots?
- ◯ Are nails pulling loose or rusted?
- ◯ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials:

- ◯ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ◯ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ◯ Paint cleanliness, especially at air vents?

Porch:

- ◯ Are steps safe? Handrails secure?
- ◯ Do any support columns show rot at their bases?

◯ Attachment – are porches, steps, etc. securely connected to the building?

Windows:
◯ Is there glass cracked or missing?
◯ Are the seals of double glazed units effective?
◯ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
◯ If the glass is secured by beading, are the beads in good condition?
◯ Is there condensation or water damage to the paint?
◯ Are the sashes easy to operate? If hinged, do they swing freely?
◯ Is the frame free from distortion?
◯ Do sills show weathering or deterioration?
◯ Are drip mouldings/flashing above the windows properly shedding water?
◯ Is the caulking between the frame and the cladding in good condition?

Doors:
◯ Do the doors create a good seal when closed?
◯ Are the hinges sprung? In need of lubrication?
◯ Do locks and latches work freely?
◯ If glazed, is the glass in good condition? Does the putty need repair?
◯ Are door frames wicking up water? Where? Why?
◯ Are door frames caulked at the cladding? Is the caulking in good condition?
◯ What is the condition of the sill?

Gutters and Downspouts:
◯ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
◯ Are downspouts complete without any missing sections? Are they properly connected?
◯ Is the water being effectively carried away from the downspout by a drainage system?
◯ Do downspouts drain completely away?

Roof:
◯ Are there water blockage points?
◯ Is the leading edge of the roof wet?
◯ Is there evidence of biological attack? (Fungus, moss, birds, insects)
◯ Are shingles wind damaged or severely weathered? Are they cupped or split or lifting?
◯ Are the nails sound? Are there loose or missing shingles?
◯ Are flashings well seated?
◯ Are metal joints and seams sound?
◯ If there is a lightening protection system are the cables properly connected and grounded?
◯ Does the soffit show any signs of water damage? Insect or bird infestation?
◯ Are the drain pipes plugged or standing proud?
◯ Is water ponding present?

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily
- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually
- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/ brush.

Annually (Spring)
- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

6 MAINTENANCE PLAN

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

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