



Advisory Design Panel Report For the Meeting of November 23, 2022

To: Advisory Design Panel **Date:** November 8, 2022
From: Geordie Gordon, Senior Planner
Subject: Development Permit with Variances Application No. 00190 for 1516 Camosun Street, 1270 and 1286 Pandora Avenue.

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances (DPV) Application for 1516 Camosun Street, 1270 and 1286 Pandora Avenue and provide advice to Council.

The proposal is for a new 46-unit, five-storey strata condominium building with frontage on both Camosun Street and Pandora Avenue. The DPV is proceeding alongside a concurrent rezoning application. A variance related to minimum parking requirements will be needed.

The subject properties are designated Urban Residential in the *Official Community Plan (OCP, 2012)*, which supports low and mid-rise multi-unit buildings up to approximately six storeys and a density of up to 1.2:1 floor space ratio (FSR), with an increased density up to 2:1 in strategic locations that advance plan objectives. The *Fernwood Neighbourhood Plan (FNP, 2022)* also designates the subject properties *Urban Residential*.

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

- relationship with neighbourhood context
- building separation distances and setbacks
- building form
- outdoor amenity space
- any other aspects of the proposal on which the ADP chooses to comment.

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

BACKGROUND

Applicant: Mr. Elliot Hersant
H Development Group Ltd.

Architect: Mr. Andy Guiry, Architect AIBC
Cascadia Architects

Development Permit Area: Development Permit Area 16A, General Urban Design

Heritage Status: None

Description of Proposal

The proposal is for a residential development consisting of a three-storey frontage on Pandora Avenue rising to five storeys towards the interior of the site and along Camosun Street. The building is slightly offset or “skewed” from each frontage, resulting in variable setbacks on all sides. The building is located on top of two storeys of underground parking accessed from Camosun Street.

The proposed density of the development is 2.0 FSR with a proposed height of 17.43 m.

The proposal includes the following major design components:

- 46 residential units
- 10 of the 46 units (various types) are ground-oriented units
- private balcony or patio area for each unit
- variable lot line setbacks along all lot lines due to the orientation of the building
- landscaping materials include a rain garden, permeable pavers for pathways and private patios, trees, shrubs, bushes and a public bench.

Exterior finishes include:

- fiberglass reinforced concrete panel (2 colours)
- metal panel with bronze finish
- aluminium railing with bronze and dark brown finish
- aluminium planter boxes with bronze and dark bronze finish
- window and doors with deep frame dark finish
- architectural concrete
- exposed wood
- painted metal columns.

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	Zone Standard	OCP Policy (Urban Residential)	Fernwood Neighbourhood Policy
Site area (m ²) – minimum	1,725	920	-	-
Density (Floor Space Ratio) – maximum	2.0	1.2	1.2, up to 2.0	1.2, up to 2.0
Total floor area (m ²) –	3441	2070	-	-

Zoning Criteria	Proposal	Zone Standard	OCP Policy (Urban Residential)	Fernwood Neighbourhood Policy
maximum				
Height (m) – maximum	17.43	-	-	-
Storeys – maximum	5	-	Multi-unit up to approximately six storeys	primarily low- to mid-rise
Site coverage (%) – maximum	56.70	24	-	-
Open site space (%) – minimum	40		-	-
Setbacks (m) – minimum			-	-
Front (Pandora)	1.18	12		
Rear (North)	4.86 (building)/ 0.33 (parkade)	9.9		
Side (Camosun)	2.12 (building)/0.00 (parkade)	9.9		
Side (W)	3.86	9.9		
Vehicle parking – minimum	35*	49		
Visitor vehicle parking included in the overall units - minimum	5	5	-	-
Bicycle parking stalls – minimum			-	-
Class 1	59	57		
Class 2	6	6		

Sustainability Features

The applicant's letter to Mayor and Council identified the following sustainability features:

- BC Step Code 3

- storm water retention along west side of property
- directly metered suites with multiple thermostatically controlled heating zones within each residence
- solar Ready Conduit from Electrical Room to roof
- LED lighting throughout
- low-VOC paint in all interior areas
- low flow plumbing fixtures used throughout all units
- EV charging outlets for cars and bikes
- heat recovery ventilation for the building
- high efficiency centralized domestic hot water boiler system
- CarbonCure's CO2 embodied carbon capture mineralization innovation for a sustainable concrete solution.

Consistency with Policies and Design Guidelines

Official Community Plan

The *Official Community Plan* (OCP, 2012) identifies the subject property as *Urban Residential* and envisions low and mid-rise buildings of up to approximately six storeys with an FSR of up to 1.2. Increased densities up to 2:1 FSR are considered in strategic locations where plan objectives are being met and is along arterial or secondary arterial roads - Pandora is an arterial road (Camosun is classified as local). The applicant is proposing to advance plan objectives related to long term rental permissions and affordability of some of the units.

Fernwood Neighbourhood Plan

The *Fernwood Neighbourhood Plan* is consistent with the OCP and identifies the subject properties as *Urban Residential*. Housing policies in the *Fernwood Neighbourhood Plan* encourages housing that is diverse in size, tenure, form, is designed to be liveable and complement its surroundings (such as ground oriented forms and heritage features) while supporting diverse tenure types. Housing policies also encourage the development of family-orient housing with larger bedroom units on lower floors, as well as logical lot assembly that creates suitable space for the envisioned scale of housing. Building forms along arterial corridors (such as Pandora) that maximize livability for individual units is encouraged: courtyards, greater front yard setbacks, shared rear green space, and corner buildings oriented to side streets.

Urban Residential policies in the *Fernwood Neighbourhood Plan* specify consistency with relevant OCP designation as well as applicable Development Permit Area Design Guidelines (see below).

Objectives and Guidelines for DPA 16A

The OCP identifies this property in [Development Permit Area 16A](#): General Urban Design. The objectives for this DPA that are relevant to this location include:

- To support multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys, or lower
- To integrate multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area, including its heritage character

- To enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions
- To achieve more livable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility.

Special conditions that justify this DPA designation that are applicable to this application include:

- Multi-unit residential may be located along or visible from prominent transit corridors, quiet streets or public spaces. They therefore merit attention to mitigate any negative impacts, co-exist with adjacent existing or planned future development, support livability for new residents, and enhance the character of streetscapes and surrounding areas
- Multi-unit residential buildings may share an interface with areas envisioned for low-rise built form that requires consideration for sensitive transition.

The design guidelines that apply to Development Permit Area 16A are:

[General Urban Design Guidelines \(2022\)](#)

[Guidelines for Fences, Gates and Shutters \(2010\)](#)

Staff have concerns with the form of the proposed development, its compatibility with the existing and anticipated adjacent built form, and the setbacks of the building – particularly along the north and western property lines. Under the Issues and Analysis section of the report, staff are requesting the Panel’s input on these aspects of the design.

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.

Height and Massing

The subject site is surrounded to the north, west and south by properties in the same Urban Residential Urban Place Designation – which contemplates buildings up to six storeys. The subject property is adjacent to Traditional Residential on the eastern side of Camosun Street therefore considerations related to transition are important. Traditional Residential generally contemplates one to two-and-a-half storeys, with up to three storeys on arterial roads. The property at the north-east corner of Pandora and Camosun could see re-development of up to three storeys, with the remainder of the east site of Camosun north of Pandora Avenue being one to two storeys. Staff are concerned that the proposed height may not appropriately transition to the lower structures that are existing or contemplated on the eastern side of Camosun Avenue. As noted above, one of the key objectives of DPA 16A is to “provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys, or lower”.

The proposed building height, in combination with placement of balconies and setbacks, contributes to privacy and overlook concerns to buildings adjacent to the subject property, particularly to the north and west property lines.

The Panel is therefore invited to comment on the appropriateness of the proposed height and massing within the context of the existing and anticipated nearby built form with particular focus on the aim of achieving a sensitive transition between the two Urban Place Designations under consideration.

Building Setbacks

Staff have concerns that the proposed setbacks between the building and the north and west property lines will impact the privacy of adjacent properties. In addition, the orientation of the building at an offset angle to both Pandora Avenue and Camosun Street creates a pinch point for decreased setbacks at the north-western most point of the building. Combined with the placement of balconies at the north side of the building, staff have concerns that this creates privacy issues for adjacent properties. None of the proposed setbacks are consistent with the General Urban Design Guidelines.

Proposed Setbacks Between Building and Lot Lines (m)

<i>Setback</i>	<i>Proposed</i>	<i>General Urban Design Guidelines</i>
Street Boundary – Pandora	1.18 to (building) 0.00 (parkade)	Minimum 3 m, average 4 m.
Rear (north)	4.86 (building) 0.33 (parkade)	Approximately 8 m.
Side – Camosun	2.12 (building) 0.00 (parkade)	Minimum 3 m, average 4 m.
Side (west)	3.68 (building) 1.75 (parkade)	For a building with single aspect units facing a side yard, a setback average of: <ul style="list-style-type: none"> • Approx. 6m for the first three storeys] • 7.5m for the fourth storey, • 10m for portions of the building above the fourth storey.

To help mitigate these impacts (form, massing, and setbacks) the applicant has included the following design elements:

- angling the building
- stepping of the massed form vertically
- articulation of building along Pandora Avenue

- detailed design of balcony railings to minimize overlook between properties
- planters in rooftop balconies to increase privacy.

The Panel is invited to comment on the appropriateness of the building setbacks with particular focus on impacts on the adjacent properties.

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 Advisory Design Panel recommend to Council that Development Permit Application 00190 for 1516 Camosun Street, 1270 and 1286 Pandora Avenue be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application 00190 for 1516 Camosun Street, 1270 and 1286 Pandora Avenue be approved with the following changes:

- as listed by the ADP.

Option Three

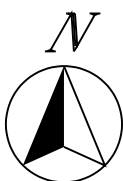
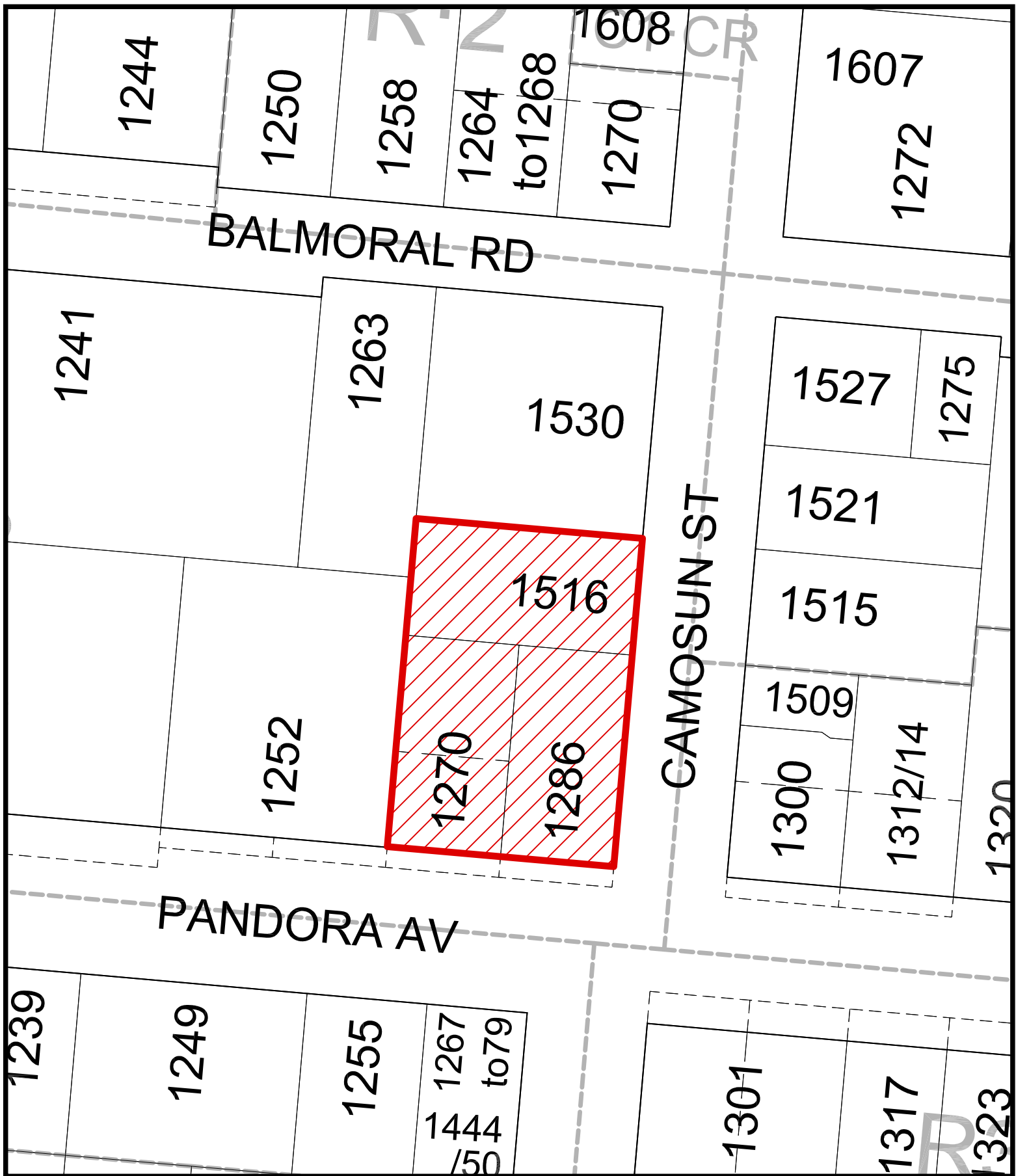
That the Advisory Design Panel recommend to Council that Development Permit Application 00190 for 1516 Camosun Street, 1270 and 1286 Pandora Avenue does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

ATTACHMENTS

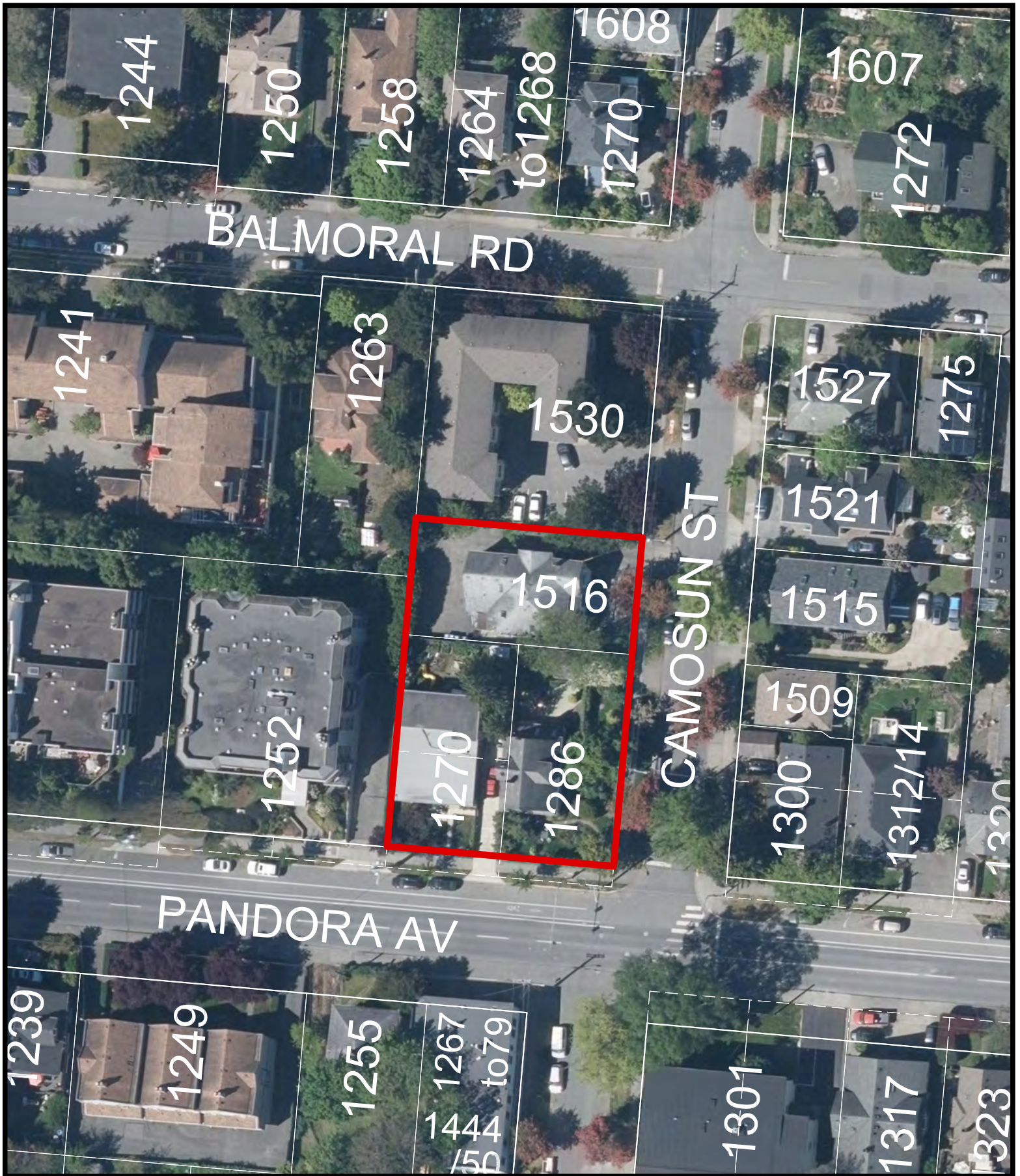
- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 25, 2022
- Attachment D: Letter from applicant to Mayor and Council dated April 13, 2022

cc: H Development Group Ltd., Applicant; Cascadia Architects, Architect



1516 Camosun Street &
 1270 & 1286 Pandora Avenue
 Rezoning No.00805



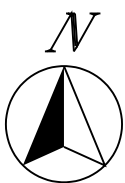


BALMORAL RD

CAMOSUN ST

PANDORA AV

1516 Camosun Street &
1270 & 1286 Pandora Avenue
Rezoning No.00805



Sheet List

Architectural

- A000 Cover
- A050 Code Data
- A100 Site Plan
- A105 Site Sections
- A106 Context Elevations
- A120 Basement Plan
- A121 Ground Floor Plan
- A122 Level 2
- A123 Level 3
- A124 Level 4
- A125 Level 5
- A126 Roof Plan
- A200 Elevations
- A201 Elevations
- A900 Renderings
- A901 Sun Study

Civil

- 1 Site Servicing Plan
- 2 Survey

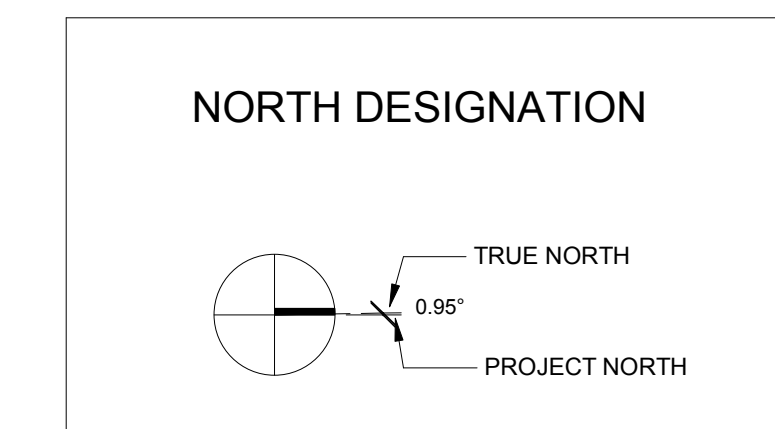
Landscape

- L1 Landscape Site Plan
- L2 Key Area Enlargement
- L3 Tree Planting Plan
- L4 Planting Plan
- L5 Upper Patio Plan
- L6 Sections / Elevations
- L7 Sections / Elevations
- L8 Lighting Plan



Revisions

Received Date:
April 13, 2022



<p>OWNER</p> <p>H Development Victoria, BC</p> <p>Contact Connor Gann & Elliot Hersant info@builtbyh.ca</p>	<p>ARCHITECT</p> <p>Cascadia Architects 101-804 Broughton Street Victoria, BC 250.590.3223</p> <p>Peter Johannknecht, Architect AIBC, LEED® AP, MRAIC, cert. Passive House Designer peter@cascadiaarchitects.ca</p>	<p>STRUCTURAL ENGINEER</p> <p>Skyline Engineering 380 - 4243 Glanford Avenue, Victoria, BC</p> <p>Cord MacLean, Principal, P. Eng, LEED AP cmaclean@seng.ca</p>	<p>MECHANICAL ENGINEER</p> <p>m3 mechanical consultants inc. 501-1503 Douglas Street Victoria, BC</p> <p>Brent Williams, ASCT brentonwilliams@m3mech.ca</p>	<p>INTERIOR DSEIGN</p> <p>Forum Interior Design Victoria, BC</p> <p>Nicala Hicks, Principal nicala@foruminteriordesign.com</p>
<p>ELECTRICAL ENGINEER</p> <p>E2 Engineering 549 Herald St, Victoria, BC</p> <p>Jay Singh, P.Eng. jay.singh@e2eng.ca</p>	<p>CIVIL ENGINEER</p> <p>JE Anderson 4212 Glanford Avenue Victoria, BC</p> <p>Ross Tuck, P.Eng. rtuck@jeanderson.com</p>	<p>LANDSCAPE ARCHITECT</p> <p>Biophilia Design Collective 1608 Camosun St Victoria, BC</p> <p>Bianca Bodley bianca@biophilialcollective.ca</p>	<p>ENVELOPE CONSULTANT</p> <p>RDH 602-740 Hillside Ave. Victoria, BC</p> <p>Graham Finch gfinch@rdh.com</p>	



PROJECT LOCATION PLAN ↑
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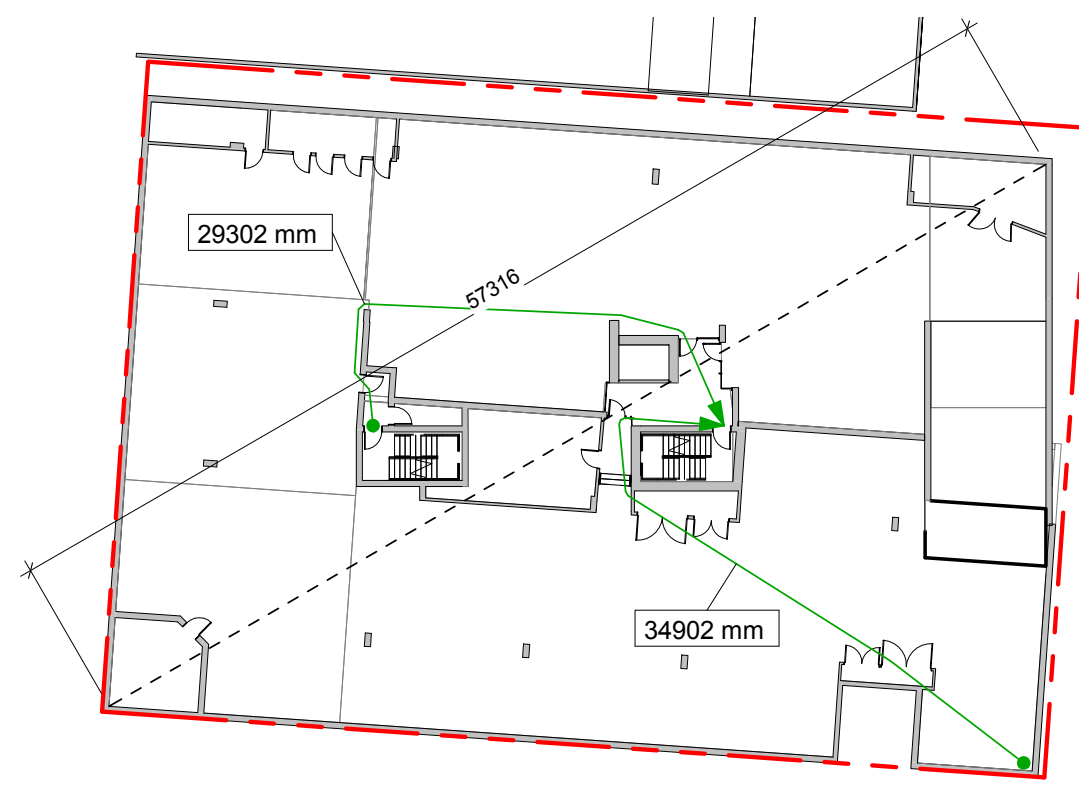
PROJECT CONTACTS

H Development
 1516 Camosun St. 1270 & 1286 Pandora Ave.
Pandora and Camosun
 Issued for DP R1 - April 7, 2022

Project #	2106	Date	April 7, 2022
Sheet #	A000	Revision	▲

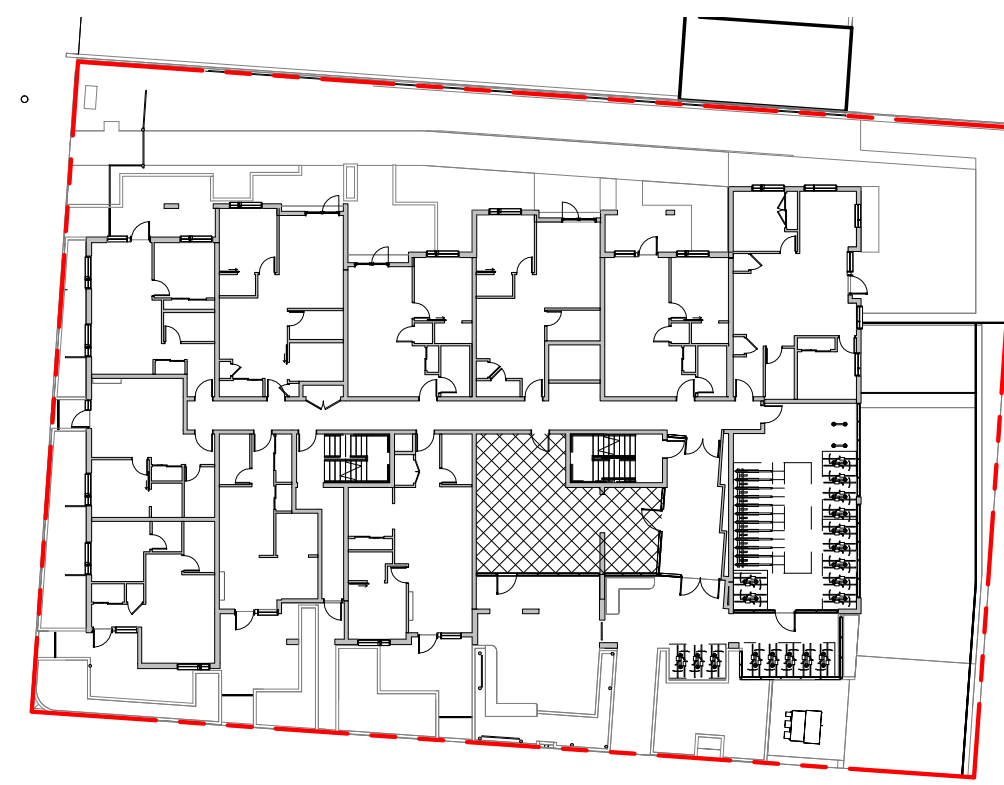


CASCADIA ARCHITECTS INC.
 101-804 Broughton Street
 Victoria BC V8W 1E4 Canada
 250.590.3223
 cascadiaarchitects.ca



LEVEL P1
 Min. Separation of Exits: 28.6m
 Max. Travel: 45m
 Occupancy: F, Div. 3 - Storage Garage
 Occupant Load
 Net Area: 1375 m²
 Storage Garage: 46 sq.m/person
 1375/46 = 29 people

Min. Exit Width
 Ramps, Corridors, Passageways
 5.1mm/person x 29 = 177mm
 Stairs
 8mm/person x 29 = 232mm



GROUND FLOOR
 Occupancy: Group C
 Occupant Load
 Common Area
 Area=58m²
 0.56m²/person for Space with tables and seating (BCBC 3.1.17.1)
 Load= 58m² / 0.96= 60 people

11 Bedrooms x 2 people/bedroom = 22 people
 Total Occ. Load = 60+22=82 people
 Min. Exit Width
 Ramps, Corridors, Passageways
 6.1mm/person x 82 =500mm
 Stairs
 8mm/person x 82 = 656mm

ZONING DATA		
ZONE	R3-2	
USE	RESIDENTIAL	
REGULATORY CONDITIONS	ALLOWABLE	PROVIDED
SITE AREA	- m ²	1725 m ²
GROSS FLOOR AREA	- m ²	3441 m ²
COMMERCIAL FLOOR AREA	- m ²	0 m ²
FLOOR AREA RATIO (FAR)	1.6	2
SITE COVERAGE	32 %	56.7 %
OPEN SITE SPACE	60 %	40 %
BUILDING HEIGHT (from Natural Grade)	18.5 m	17.4 m
NUMBER OF STOREYS	6+	5
PARKING	REQUIRED BY SCHEDULE 'C'	PROVIDED
VEHICLES	47	40 35 RESIDENTIAL 5 GUEST (1 ACCESSIBLE)
BICYCLES		
CLASS 1 @ GRADE	57	59
CLASS 2 @ LOBBY ENTRANCE	6	6
SETBACKS NORTH (REAR)	3.0 m	4.8 m
EAST (FLANKING STREET)	7.5 m	2.1 m
SOUTH (FRONT STREET)	12 m	1.1 m
WEST (INTERNAL BOUNDARY)	3 m	3.6 m
RESIDENTIAL USE DETAILS		
TOTAL NUMBER OF UNITS	46	
UNITS TYPES	STUDIO, 1, 2, 3 BEDROOMS, INCLUDING GROUND ORIENTED (SEE UNIT TABLES)	
GROUND ORIENTED UNITS	10	
MINIMUM UNIT AREA	42.6 m ²	
TOTAL RESIDENTIAL AREA	2805.75 m ²	

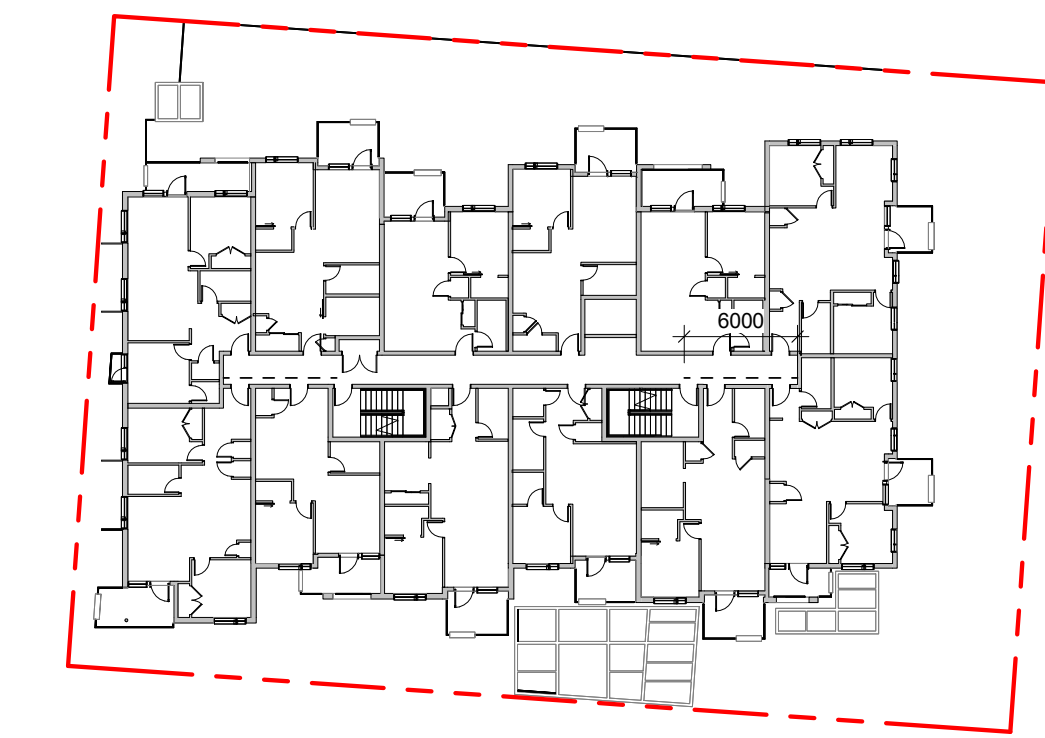
BUILDING CODE ANALYSIS		
PROJECT TYPE	NEW CONSTRUCTION <input checked="" type="checkbox"/> RENOVATION <input type="checkbox"/> ADDITION <input type="checkbox"/>	
GOVERNING BUILDING CODE	2018 BC BUILDING CODE PART 3	REFER TO NOTES *
MAJOR OCCUPANCIES	A1 A2 A3 A4 B1 B2 C D E F1 F2 F3 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	3.1.2.1.
BUILDING AREA	920 m ² (Outside face of Exterior Walls)	1.4.1.2.
GRADE	33.94 m	1.4.1.2.
BUILDING HEIGHT (STOREYS, m)	5 STOREYS ABOVE GRADE 13.5 m 1 STOREYS BELOW GRADE	1.4.1.2.

BUILDING FIRE SAFETY & CONSTRUCTION CLASSIFICATION		
CLASSIFICATION	GROUP C, UP TO 6 STOREYS, SPRINKLERED GROUP F3, ANY HEIGHT, ANY AREA, SPRINKLERED (PARKING GARAGE)	3.2.2.50. 3.2.2.80.
MAXIMUM BUILDING AREA	1800 m ²	3.2.2.50 (1)(d)
NUMBER OF STREETS FACING	2	3.2.2.10
CONSTRUCTION TYPES PERMITTED	COMBUSTIBLE <input checked="" type="checkbox"/> NON - COMBUSTIBLE <input type="checkbox"/>	
INTERCONNECTED FLOOR SPACE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

EXITS FROM FLOOR AREAS		
NUMBER OF EXITS REQUIRED	2	3.4.2.1.
SEPERATION OF EXITS (MIN.)	ONE HALF MAXIMUM FLOOR AREA DIAGONAL, OR 9 m, WHICH EVER IS GREATER	3.4.2.3
MAX. TRAVEL DISTANCE ALLOWED	GROUP C 45 m GROUP F3 45 m	3.4.2.5.
MEZZANINE	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	3.2.8.

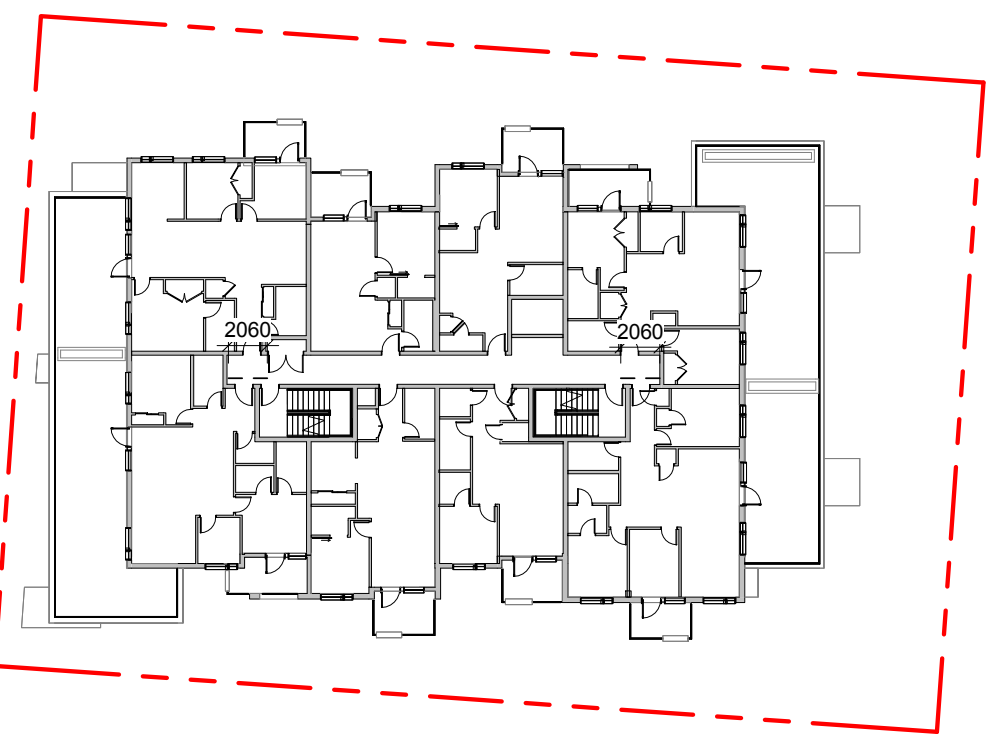
FIRE RESISTANCE RATINGS		
HORIZONTAL SEPARATIONS	C 1 hrs F3 TO C 2 hrs FT FLOORS 1 hrs MEZZANINE NA ROOF LOADBEARING STRUCTURE IMMEDIATELY BELOW A FLOOR OR ROOF ASSEMBLY SHALL HAVE A FIRE RESISTANCE RATING NOT LESS THAN THAT REQUIRED FOR THE SUPPORTED FLOOR OR ROOF.	Group F3 Parking Garage to have 1.5 hr separation from all other occupancies
EXITS	1hrs	

NOTES



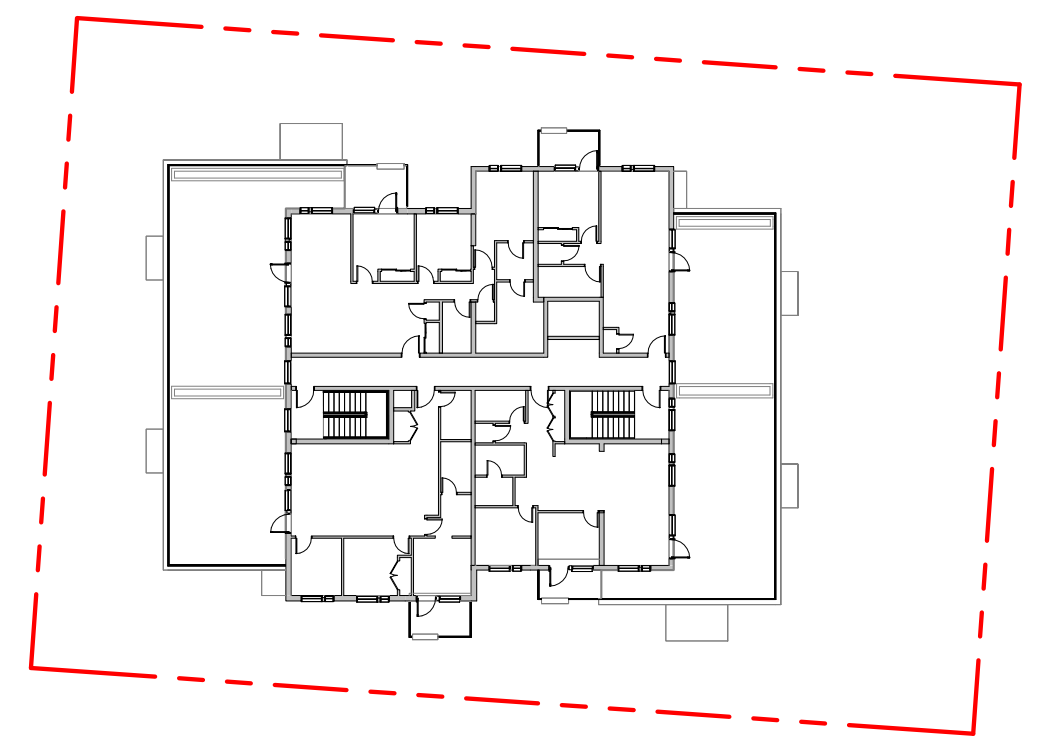
SECOND & THIRD FLOOR
 Occupancy: Group C
 Occupant Load
 16 Bedrooms x 2 people/bedroom = 32 people

Min. Exit Width
 Ramps, Corridors, Passageways
 6.1mm/person x 32 = 195mm
 Stairs
 8mm/person x 32 = 256mm



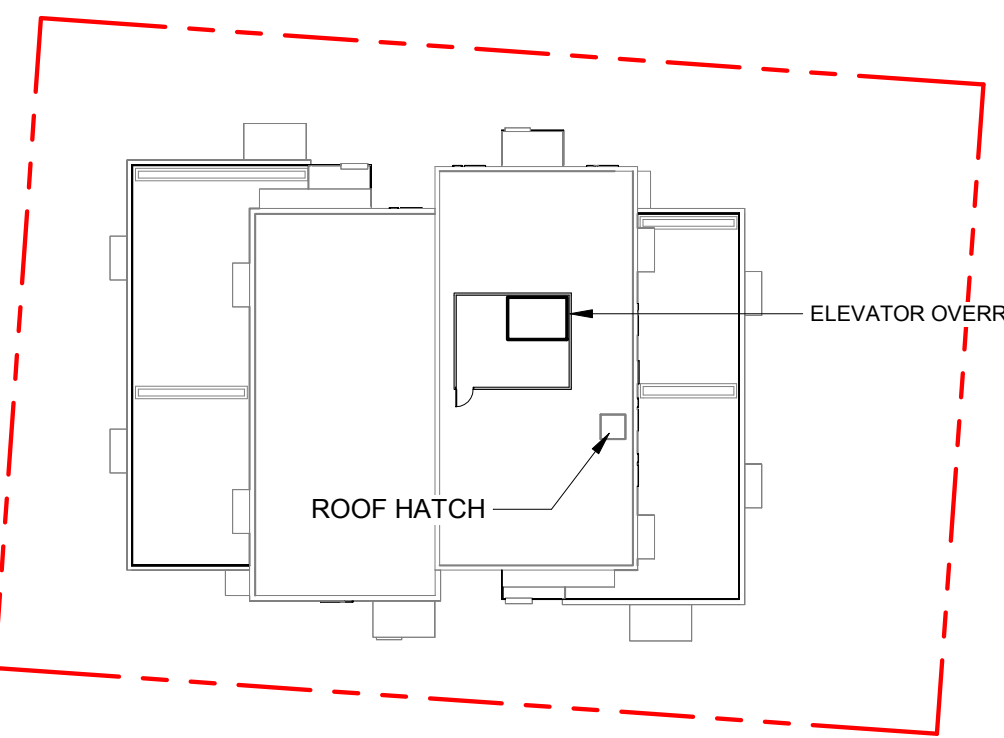
FOURTH FLOOR
 Occupancy: Group C
 Occupant Load
 13 Bedrooms x 2 people/bedroom = 26 people

Min. Exit Width
 Ramps, Corridors, Passageways
 6.1mm/person x 26 = 159mm
 Stairs
 8mm/person x 26 = 208mm



FIFTH FLOOR
 Occupancy: Group C
 Occupant Load
 9 Bedrooms x 2 people/bedroom = 18 people

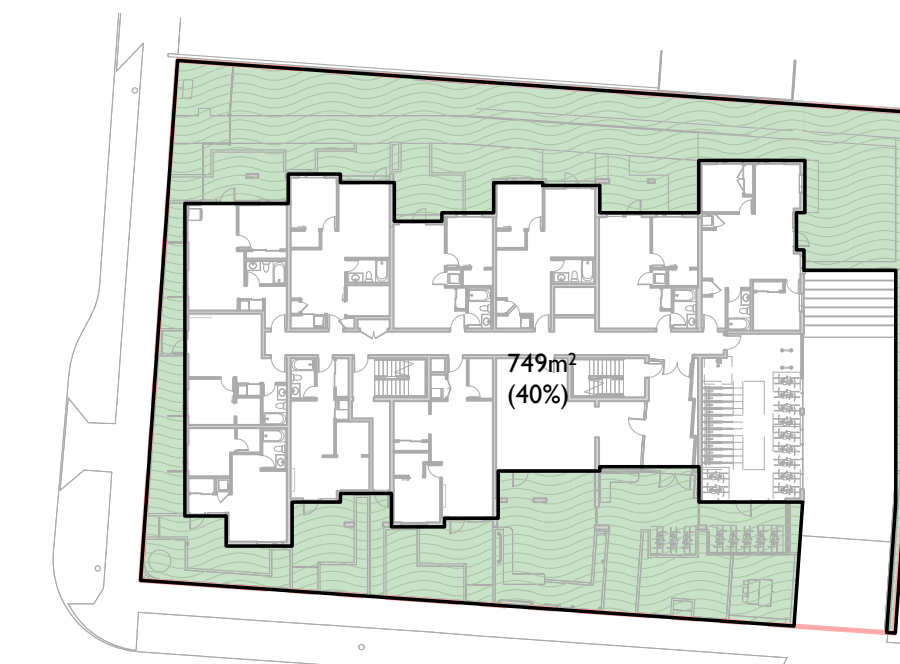
Min. Exit Width
 Ramps, Corridors, Passageways
 5.1mm/person x 9 = 54.9mm
 Stairs
 8mm/person x 9 = 72mm



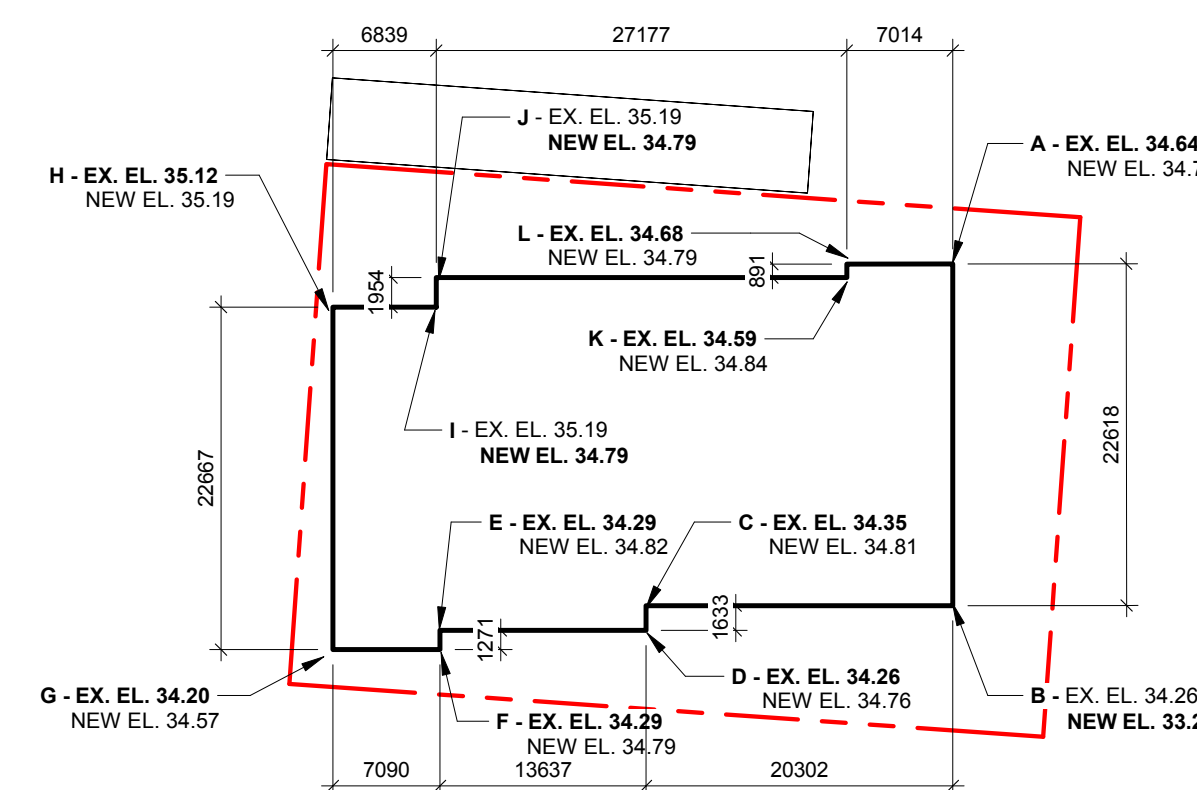
ROOF
 Occupancy: Service
 Occupant Load
 Exit
 Roof Hatch



2 Site Coverage
 SCALE = 1 : 500



3 Open Site Space
 SCALE = 1 : 500



1 Average Grade Calculations
 SCALE = 1 : 500

Calculations	
Weighted average elevation for each side (Elev. 1 + Elev. 2)/2 x Length	
North:	A-B (34.64m+33.25m)/2 x 22.61m = 767.77
East:	B-C (33.25m+34.35m)/2 x 20.30m = 686.21
	C-D (34.35m+34.26m)/2 x 1.63m = 56.02
West:	D-E (34.26m+34.29m)/2 x 13.63m = 467.41
	E-F (34.29m+34.29m)/2 x 1.27m = 43.58
	F-G (34.29m+34.20m)/2 x 7.09m = 242.80
South:	G-H (34.20m+35.12m)/2 x 22.67m = 785.64
	H-I (35.12m+34.79m)/2 x 6.84m = 239.06
	I-J (34.79m+34.79m)/2 x 1.95m = 67.98
	J-K (34.79m+34.59m)/2 x 27.18m = 942.77
	K-L (34.59m+34.68m)/2 x 0.9m = 31.21
	L-A (34.68m+34.64m)/2 x 7.01m = 243.11
TOTAL	= 4573.54
Divided by perimeter 4573.54 / 133.10 = 34.36m	
Average grade = 34.36	
NOTE: There is no proposed change to the average grade of the site.	
BCBC Grade = 33.94m	

NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021



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Project
Pandora and Camosun
 H Development
 1516 Camosun St. 1270 & 1286 Pandora Ave.
 Sheet Name
Code Data
 Date
 April 7, 2022
 Scale
 As indicated Project # 2106
 2022
1
A050
 4/7/2022 1:58:14 PM
 2022-04-07



Unit Schedule by Level

Name	Number	Area
Level 1		
1 BD - Type 1	113	53.14 m²
1 BD - Type 1: 1		53.14 m²
1 BD+D - Type 1	106	61.93 m²
1 BD+D - Type 1: 1		61.93 m²
1 BD+D - Type 2	111	61.86 m²
1 BD+D - Type 2: 1		61.86 m²
2 BD - Type 1	102	70.13 m²
2 BD - Type 1: 1		70.13 m²
Jr. 1 BD - Type 1	101	48.30 m²
Jr. 1 BD - Type 1: 1		48.30 m²
Jr. 1 BD - Type 1: 2		95.11 m²
Jr. 1 BD - Type 2	110	45.22 m²
Jr. 1 BD - Type 2: 1		45.22 m²
Jr. 1 BD - Type 3	109	43.15 m²
Jr. 1 BD - Type 3: 1		43.15 m²
Jr. 1 BD - Type 4	108	43.53 m²
Jr. 1 BD - Type 4: 1		43.53 m²
Studio - Type 1	107	41.21 m²
Studio - Type 1: 1		41.21 m²
Level 1: 10		515.27 m²
Level 2		
1 BD - Type 1	212	52.94 m²
1 BD - Type 1	205	54.09 m²
1 BD - Type 1	207	51.31 m²
1 BD - Type 1: 3		158.34 m²
1 BD+D - Type 1	206	61.83 m²
1 BD+D - Type 1: 1		61.83 m²
1 BD+D - Type 204		61.69 m²
1b		61.69 m²
1 BD+D - Type 1b: 1		61.69 m²
1 BD+D - Type 2	210	61.86 m²
1 BD+D - Type 2: 1		61.86 m²
2 BD - Type 1	202	69.99 m²
2 BD - Type 1: 1		69.99 m²
2 BD - Type 2	208	68.56 m²
2 BD - Type 2: 1		68.56 m²
2 BD - Type 4	203	66.73 m²
2 BD - Type 4: 1		66.73 m²
2BD - Type 3	209	64.30 m²
2BD - Type 3: 1		64.30 m²
Jr. 1 BD - Type 1	201	48.30 m²
Jr. 1 BD - Type 1: 211		46.73 m²
Jr. 1 BD - Type 1: 2		95.03 m²
Level 2: 12		708.34 m²
Level 3		
1 BD - Type 1	305	54.09 m²
1 BD - Type 1	312	52.94 m²
1 BD - Type 1	307	51.31 m²
1 BD - Type 1: 3		158.34 m²
1 BD+D - Type 306		61.83 m²
1		61.83 m²
1 BD+D - Type 1: 1		61.83 m²
1 BD+D - Type 2	310	61.86 m²
1 BD+D - Type 2: 1		61.86 m²
1 BD+D - Type 304		61.69 m²
1b		61.69 m²
1 BD+D - Type 1b: 1		61.69 m²
2 BD - Type 1	302	69.99 m²
2 BD - Type 1	303	66.52 m²
2 BD - Type 1	309	64.17 m²
2 BD - Type 1: 3		200.68 m²
2 BD - Type 2	308	68.43 m²
2 BD - Type 2: 1		68.43 m²
Jr. 1 BD - Type 1	301	48.30 m²
Jr. 1 BD - Type 1: 311		46.73 m²
Jr. 1 BD - Type 1: 2		95.03 m²
Level 3: 12		707.87 m²
Level 4		
1 BD - Type 1	403	54.09 m²
1 BD - Type 1	408	52.94 m²
1 BD - Type 1: 2		107.04 m²
1 BD+D - Type 1	404	61.83 m²
1 BD+D - Type 1: 1		61.83 m²
2 BD+D - Type 1	401	74.04 m²
2 BD+D - Type 1: 1		74.04 m²
2 BD+D - Type 3	405	82.28 m²
2 BD+D - Type 3: 1		82.28 m²
3 BD - Type 1	402	90.32 m²
3 BD - Type 1: 1		90.32 m²
3 BD - Type 2	406	90.38 m²
3 BD - Type 2: 1		90.38 m²
Jr. 1 BD - Type 1	407	46.73 m²
Jr. 1 BD - Type 1: 1		46.73 m²
Level 4: 8		552.62 m²
Level 5		
1 BD - Type 2	501	56.60 m²
1 BD - Type 2: 1		56.60 m²
2 BD+D - Type 2	502	78.75 m²
2 BD+D - Type 2: 1		78.75 m²
3 BD - Type 4	503	85.26 m²
3 BD - Type 4	504	100.96 m²
3 BD - Type 4: 2		186.21 m²
Level 5: 4		321.57 m²
Grand total: 46		2805.67 m²

Unit Schedule By Unit Type

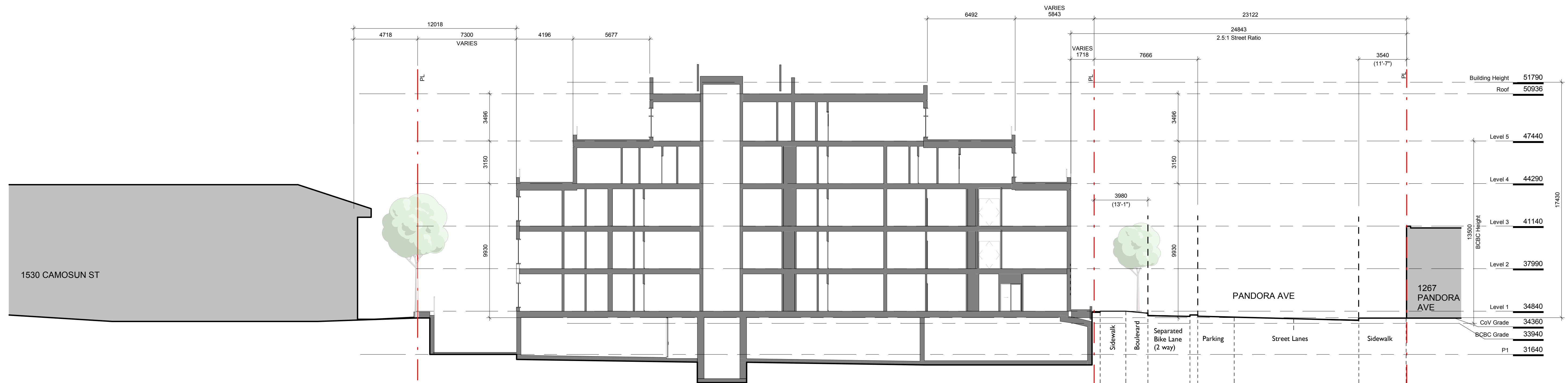
Name	Number	Area
1 BD - Type 1		
1 BD - Type 1	113	53.14 m²
1 BD - Type 1	212	52.94 m²
1 BD - Type 1	205	54.09 m²
1 BD - Type 1	207	51.31 m²
1 BD - Type 1	305	54.09 m²
1 BD - Type 1	312	52.94 m²
1 BD - Type 1	307	51.31 m²
1 BD - Type 1	403	54.09 m²
1 BD - Type 1	408	52.94 m²
1 BD - Type 1: 9		476.87 m²
1 BD - Type 2		
1 BD - Type 2	501	56.60 m²
1 BD - Type 2: 1		56.60 m²
1 BD+D - Type 1		
1 BD+D - Type 306		61.83 m²
1		61.83 m²
1 BD+D - Type 1: 1		61.83 m²
1 BD+D - Type 2	310	61.86 m²
1 BD+D - Type 2: 1		61.86 m²
1 BD+D - Type 1		
1 BD+D - Type 1	106	61.93 m²
1 BD+D - Type 1	206	61.83 m²
1 BD+D - Type 1	404	61.83 m²
1 BD+D - Type 1: 3		
1 BD+D - Type 1b		185.59 m²
1b		185.59 m²
1 BD+D - Type 204		61.69 m²
1b		61.69 m²
1 BD+D - Type 304		61.69 m²
1b		61.69 m²
1 BD+D - Type 1b: 2		123.39 m²
1 BD+D - Type 2		
1 BD+D - Type 2	111	61.86 m²
1 BD+D - Type 2	210	61.86 m²
1 BD+D - Type 2: 2		123.71 m²
2 BD - Type 1		
2 BD - Type 1	102	70.13 m²
2 BD - Type 1	202	69.99 m²
2 BD - Type 1	302	69.99 m²
2 BD - Type 1	303	66.52 m²
2 BD - Type 1	309	64.17 m²
2 BD - Type 1: 5		340.81 m²
2 BD - Type 2		
2 BD - Type 2	208	68.56 m²
2 BD - Type 2	308	68.43 m²
2 BD - Type 2: 2		136.99 m²
2 BD - Type 4		
2 BD - Type 4	203	66.73 m²
2 BD - Type 4: 1		66.73 m²
2 BD+D - Type 1		74.04 m²
2 BD+D - Type 1	401	74.04 m²
2 BD+D - Type 1: 1		74.04 m²
2 BD+D - Type 2		
2 BD+D - Type 2	502	78.75 m²
2 BD+D - Type 2: 1		78.75 m²
2 BD+D - Type 3		82.28 m²
2 BD+D - Type 3	405	82.28 m²
2 BD+D - Type 3: 1		82.28 m²
2BD - Type 3		
2BD - Type 3	209	64.30 m²
2BD - Type 3: 1		64.30 m²
3 BD - Type 1		
3 BD - Type 1	402	90.32 m²
3 BD - Type 1: 1		90.32 m²
3 BD - Type 2		90.38 m²
3 BD - Type 2	406	90.38 m²
3 BD - Type 2: 1		90.38 m²
3 BD - Type 4		90.38 m²
3 BD - Type 4	503	85.26 m²
3 BD - Type 4	504	100.96 m²
3 BD - Type 4: 2		186.21 m²
Jr. 1 BD - Type 1		
Jr. 1 BD - Type 1	101	48.30 m²
Jr. 1 BD - Type 1	112	46.81 m²
Jr. 1 BD - Type 1	201	48.30 m²
Jr. 1 BD - Type 1	211	46.73 m²
Jr. 1 BD - Type 1	301	48.30 m²
Jr. 1 BD - Type 1	311	46.73 m²
Jr. 1 BD - Type 1	407	46.73 m²
Jr. 1 BD - Type 1: 7		331.90 m²
Jr. 1 BD - Type 2		
Jr. 1 BD - Type 2	110	45.22 m²
Jr. 1 BD - Type 2: 1		45.22 m²
Jr. 1 BD - Type 3		
Jr. 1 BD - Type 3	109	43.15 m²
Jr. 1 BD - Type 3: 1		43.15 m²
Jr. 1 BD - Type 4		43.53 m²
Jr. 1 BD - Type 4: 1		43.53 m²
Studio - Type 1		
Studio - Type 1	107	41.21 m²
Studio - Type 1: 1		41.21 m²
Grand total: 46		2805.67 m²

All building Areas

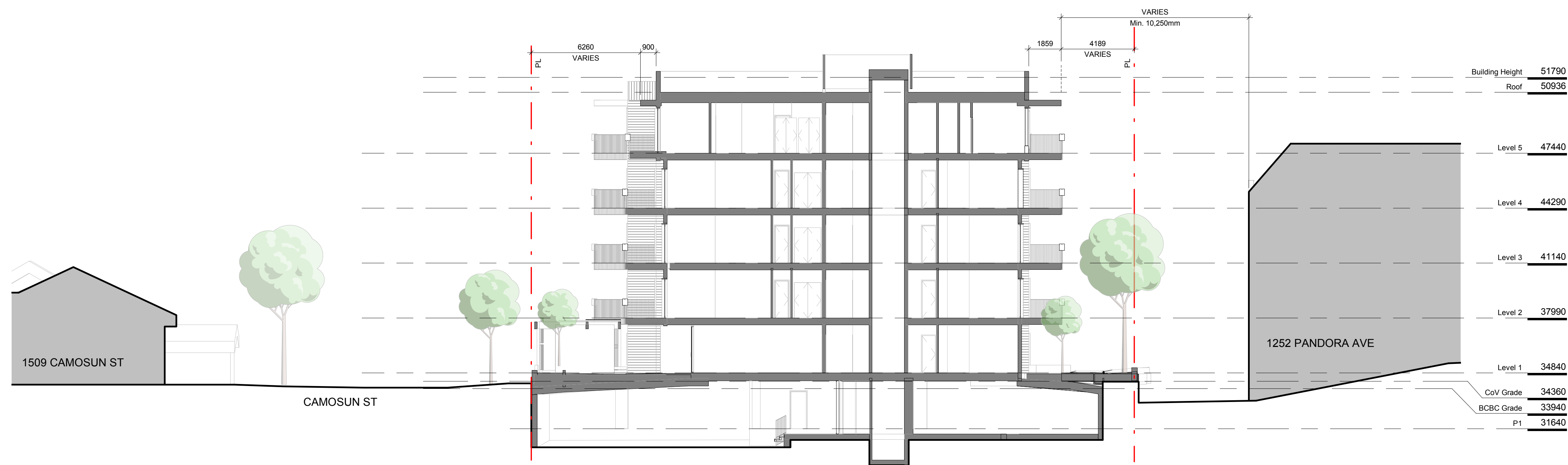
Level	Name	Number	Department	Area
P1				
P1	Gas Room	P114		12.83 m²
: 1				12.83 m²
P1				
P1	Elevator Vestibule	P101	Circulation	19.51 m²
P1	Vest.	P103	Circulation	3.62 m²
P1	Stair 1	S1-P1	Circulation	13.56 m²
P1	Stair 2	S2-P1	Circulation	13.04 m²
Circulation: 4				49.73 m²
P1	Garbage Room	P102	Common	20.01 m²
Common: 1				20.01 m²
P1	Parking Area	P100	Parking	1281.89 m²
Parking: 1				1281.89 m²
P1	Water Entry	P112	Service	21.37 m²
P1	Electrical	P113	Service	7.08 m²
Service: 2				
P1	Storage	P104	Storage	28.46 m²
P1	Storage	P120	Storage	3.80 m²
P1	Storage	P121	Storage	14.03 m²
P1	Storage	P122	Storage	34.80 m²
Storage: 3				52.63 m²
P1: 12				1445.54 m²
Level 1				
Level 1	Corridor	100	Circulation	50.56 m²
Level 1	Stair 1	S1-1	Circulation	21.43 m²
Level 1	Stair 2	S2-1	Circulation	12.58 m²
Circulation: 3				84.56 m²
Level 1	Bike Rm	103	Common	68.98 m²
Level 1	Lobby	104	Common	25.55 m²
Level 1	Common Rm	105	Common	57.80 m²
Common: 3				152.33 m²
Level 1	Jr. 1 BD - Type 1	101	Residential Unit	48.30 m²
Level 1	2 BD - Type 1	102	Residential Unit	70.13 m²
Level 1	1 BD+D - Type 1	106	Residential Unit	61.93 m²
Level 1	Studio - Type 1	107	Residential Unit	41.21 m²
Level 1	Jr. 1 BD - Type 4	108	Residential Unit	43.53 m²
Level 1	Jr. 1 BD - Type 3	109	Residential Unit	43.15 m²
Level 1	Jr. 1 BD - Type 2	110	Residential Unit	45.22 m²
Level 1	1 BD+D - Type 2	111	Residential Unit	61.86 m²
Level 1	Jr. 1 BD - Type 1	112	Residential Unit	46.81 m²
Level 1	1 BD - Type 1	113	Residential Unit	53.14 m²
Residential Unit: 10				515.27 m²
Level 1	Elec.	120	Service	1.30 m²
Service: 1				1.30 m²
Level 1: 17				753.46 m²
Level 2				
Level 2	Corridor	200	Circulation	49.46 m²
Level 2	Stair 1	S1-2	Circulation	12.72 m²
Level 2	Stair 2	S2-2	Circulation	12.58 m²
Circulation: 3				74.76 m²
Level 2	Jr. 1 BD - Type 1	201	Residential Unit	48.30 m²
Level 2	2 BD - Type 1	202	Residential Unit	69.99 m²
Level 2	2 BD - Type 4	203	Residential Unit	66.73 m²
Level 2	1 BD+D - Type 1	204	Residential Unit	61.69 m²
Level 2	1 BD - Type 1	205	Residential Unit	54.09 m²
Level 2	1 BD+D - Type 1	206	Residential Unit	61.83 m²
Level 2	1 BD - Type 1	207	Residential Unit	51.31 m²
Level 2	2 BD - Type 2	208	Residential Unit	68.56 m²
Level 2	2BD - Type 3	209	Residential Unit	64.30 m²
Level 2	1 BD+D - Type 2	210	Residential Unit	61.86 m²
Level 2	Jr. 1 BD - Type 1	211	Residential Unit	46.73 m²
Level 2	1 BD - Type 1	212	Residential Unit	52.94 m²
Residential Unit: 12				708.34 m²
Level 2	Elec.	220	Service	1.30 m²
Service: 1				1.30 m²
Level 2: 16				784.40 m²
Level 3				
Level 3	Corridor	300	Circulation	49.46 m²
Level 3	Stair 1	S1-3	Circulation	12.72 m²
Level 3	Stair 2	S2-3	Circulation	12.58 m²
Circulation: 3				74.76 m²
Level 3	Jr. 1 BD - Type 1	301	Residential Unit	48.30 m²
Level 3	2 BD - Type 1	302	Residential Unit	69.99 m²
Level 3	2 BD - Type 1	303	Residential Unit	66.52 m²
Level 3	1 BD+D - Type 304		Residential Unit	61.69 m²
Level 3	1 BD - Type 1	305	Residential Unit	54.09 m²
Level 3	1 BD+D - Type 306		Residential Unit	61.83 m²
Level 3	1 BD - Type 1	307	Residential Unit	51.31 m²
Level 3	2 BD - Type 2	308	Residential Unit	68.43 m²
Level 3	2 BD - Type 1	309	Residential Unit	64.17 m²
Level 3	1 BD+D - Type 2	310	Residential Unit	61.86 m²
Level 3	Jr. 1 BD - Type 1	311	Residential Unit	46.73 m²
Level 3	1 BD - Type 1	312	Residential Unit	52.94 m²
Residential Unit: 12				707.87 m²
Level 3	Elec.	320	Service	1.30 m²
Service: 1				1.30 m²
Level 3: 16				783.93 m²
Level 4				
Level 4	Corridor	400	Circulation	37.88 m²
Level 4	Stair 1	S1-4	Circulation	12.72 m²
Level 4	Stair 2	S2-4	Circulation	12.58 m²
Circulation: 3				63.18 m²
Level 4	2 BD+D - Type 1	401	Residential Unit	74.04 m²
Level 4	3 BD - Type 1	402	Residential Unit	90.32 m²
Level 4	1 BD - Type 1	403	Residential Unit	54.09 m²
Level 4	1 BD+D - Type 1	404	Residential Unit	61.83 m²
Level 4	2 BD+D - Type 3	405	Residential Unit	82.28 m²
Level 4	3 BD - Type 2	406	Residential Unit	90.38 m²
Level 4	Jr. 1 BD - Type 1	407	Residential Unit	46.73 m²
Level 4	1 BD - Type 1	408	Residential Unit	52.94 m²
Residential Unit: 8				552.62 m²
Level 4	Elec.	420	Service	1.30 m²
Service: 1				1.30 m²
Level 4: 12				617.10 m²
Level 5				
Level 5	Corridor	500	Circulation	33.39 m²
Level 5	Stair 1	S1-5	Circulation	13.33 m²
Level 5	Stair 2	S2-5	Circulation	13.60 m²
Circulation: 3				60.31 m²
Level 5	1 BD - Type 2	501	Residential Unit	56.60 m²
Level 5	2 BD+D - Type 2	502	Residential Unit	78.75 m²
Level 5	3 BD - Type 4	503	Residential Unit	85.26 m²
Level 5	3 BD - Type 4	504	Residential Unit	100.96 m²
Residential Unit: 4				321.57 m²
Level 5: 7				381.88 m²
Grand total: 80				4766.30 m²

FSR AREA

Level	Name	Area
Level 1	Floor 1	725.75 m²
Level 2	Floor 2	830.69 m²
Level 3	Floor 3	830.69 m²
Level 4	Floor 4	649.23 m²
Level 5	Floor 5	404



1 Site Section A
SCALE = 1 : 150



2 Site Section B
SCALE = 1 : 150



3 Parking Ramp Section
SCALE = 1 : 150

NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALJC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021



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Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Site Sections	
Date	April 7, 2022
Scale	1 : 150
Project #	2106
A105	



1 East Context Elevation
SCALE = 1 : 200



2 South Context Elevation
SCALE = 1 : 200



Birdseye view from the East



Birdseye view from the North West

NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1	April 7, 2022
	Issued for Reasoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021



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Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Context Elevations	

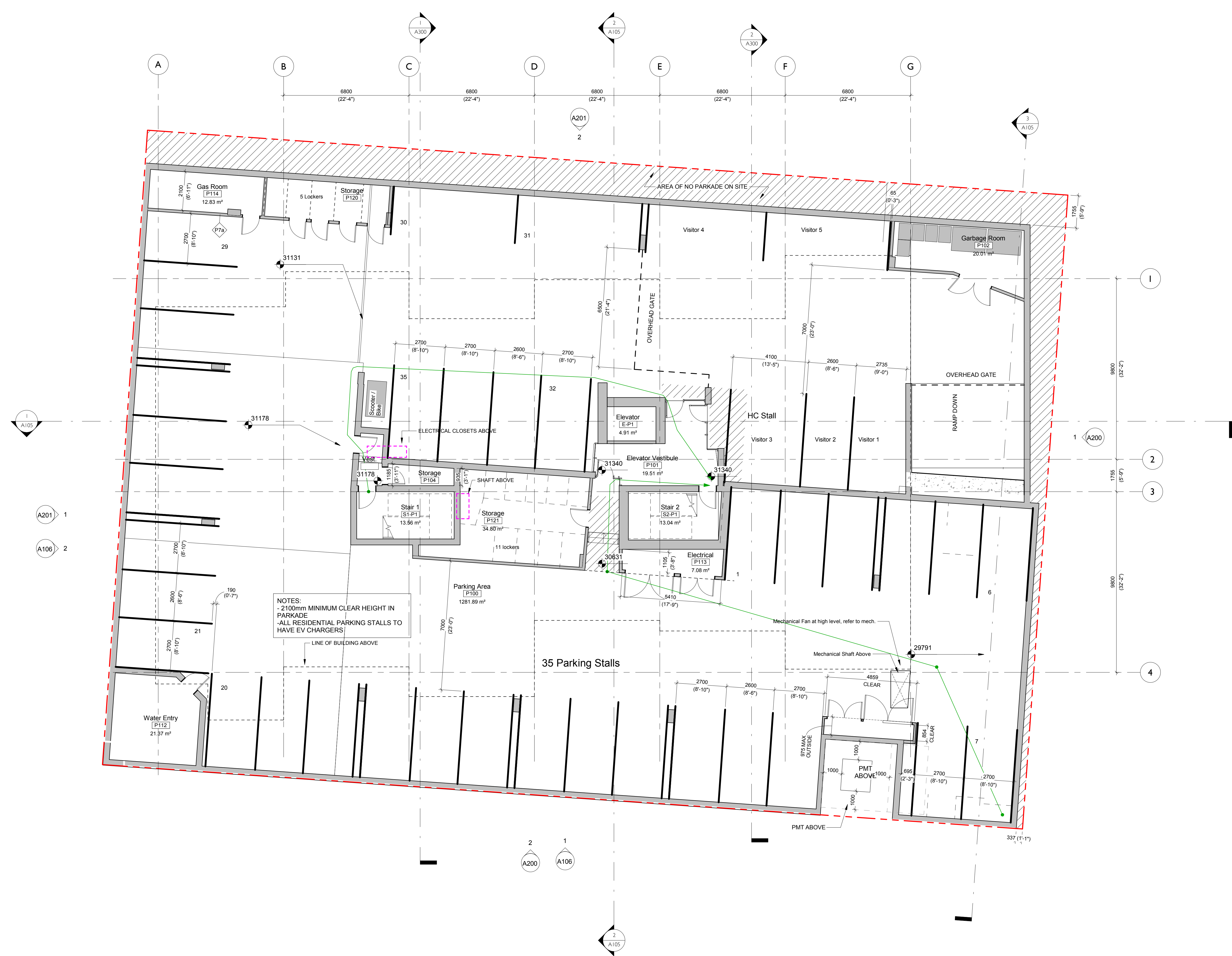
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Scale	1 : 200
Project #	2106

2022

1

A106

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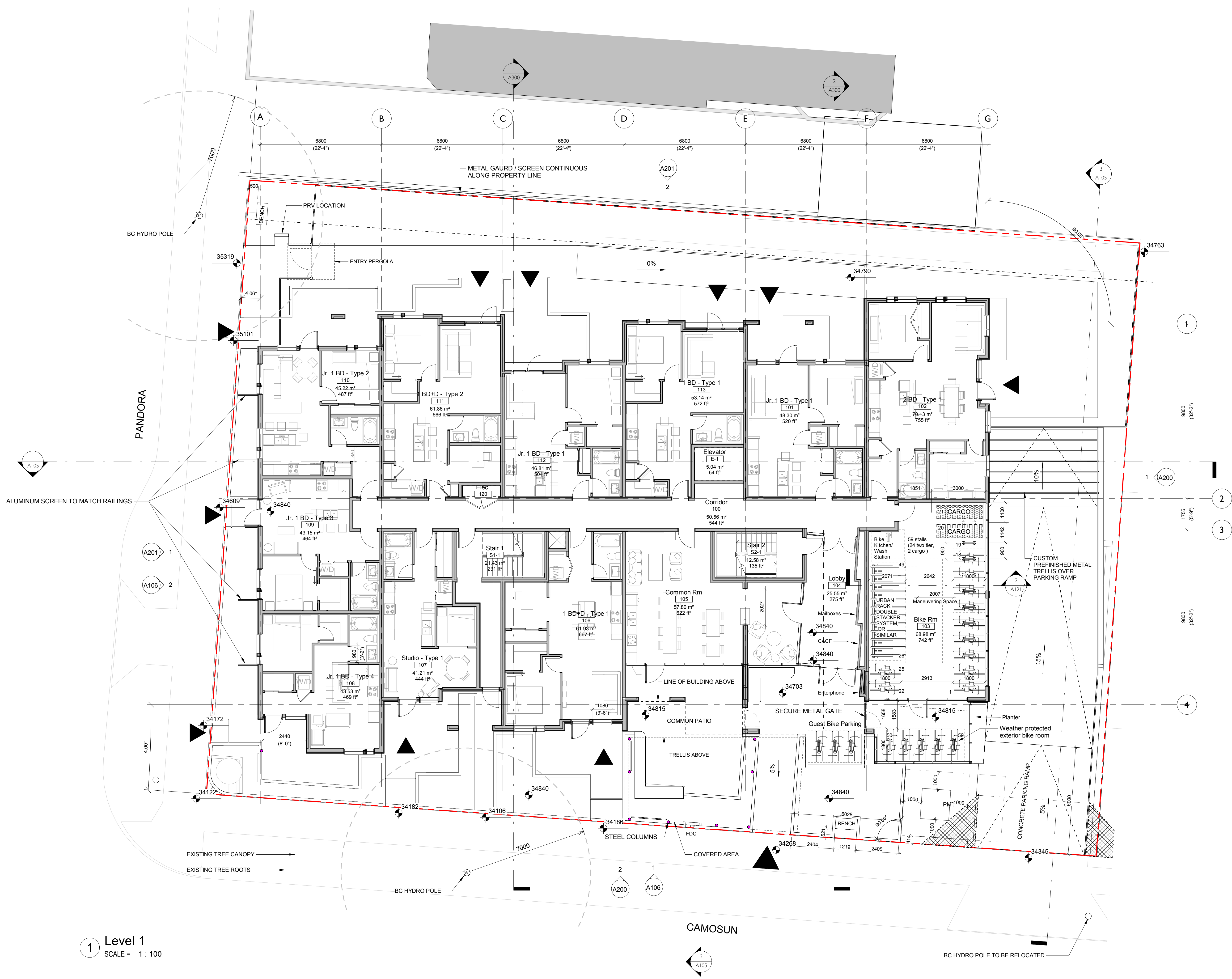
NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1	April 7, 2022
	Draft BC Hydro Coordination	Feb. 3, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	BC Hydro Coordination	Sept. 29, 2021
	Issued for Costing	Aug. 20, 2021



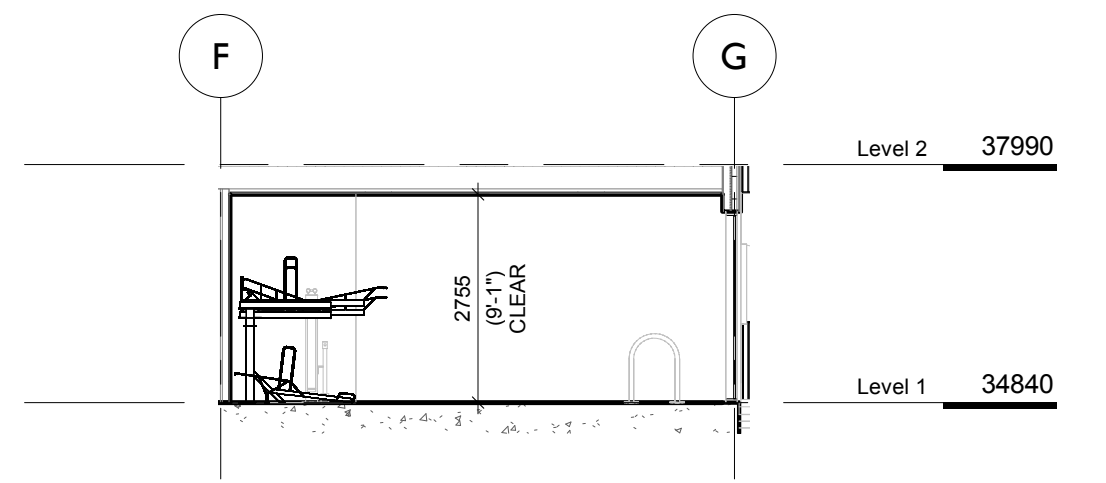
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Project
Pandora and Camosun
 H Development
 1516 Camosun St. 1270 & 1286 Pandora Ave.
 Sheet Name
Basement Plan
 Date
 April 7, 2022
 Scale
 1 : 100
 Project #
 2106
 REGISTERED ARCHITECT
 BRITISH COLUMBIA
 2022
A120
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1 Level 1
SCALE = 1 : 100



2 Bike Room Section
SCALE = 1 : 100

NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1	April 7, 2022
	Draft BC Hydro Coordination	Feb. 3, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021
	BC Hydro Coordination	Sept. 29, 2021
	Issued for Costing	Aug. 20, 2021



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Project
Pandora and Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.
Sheet Name
Ground Floor Plan

Date	April 7, 2022
Scale	1 : 100
Project #	2106

2022
1
A121



NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALJC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021



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Project		Pandora and Camosun	
		H Development	
		1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name		Level 2	
Date		April 7, 2022	
Scale	Project #		
1 : 100	2106		
		A122	

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NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALJC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021



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Project
Pandora and Camosun
 H Development
 1516 Camosun St. 1270 & 1286 Pandora Ave.
 Sheet Name
Level 3
 Date
 April 7, 2022
 Scale
 1 : 100
 Project #
 2106
 2022
1
A123
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NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALJC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021

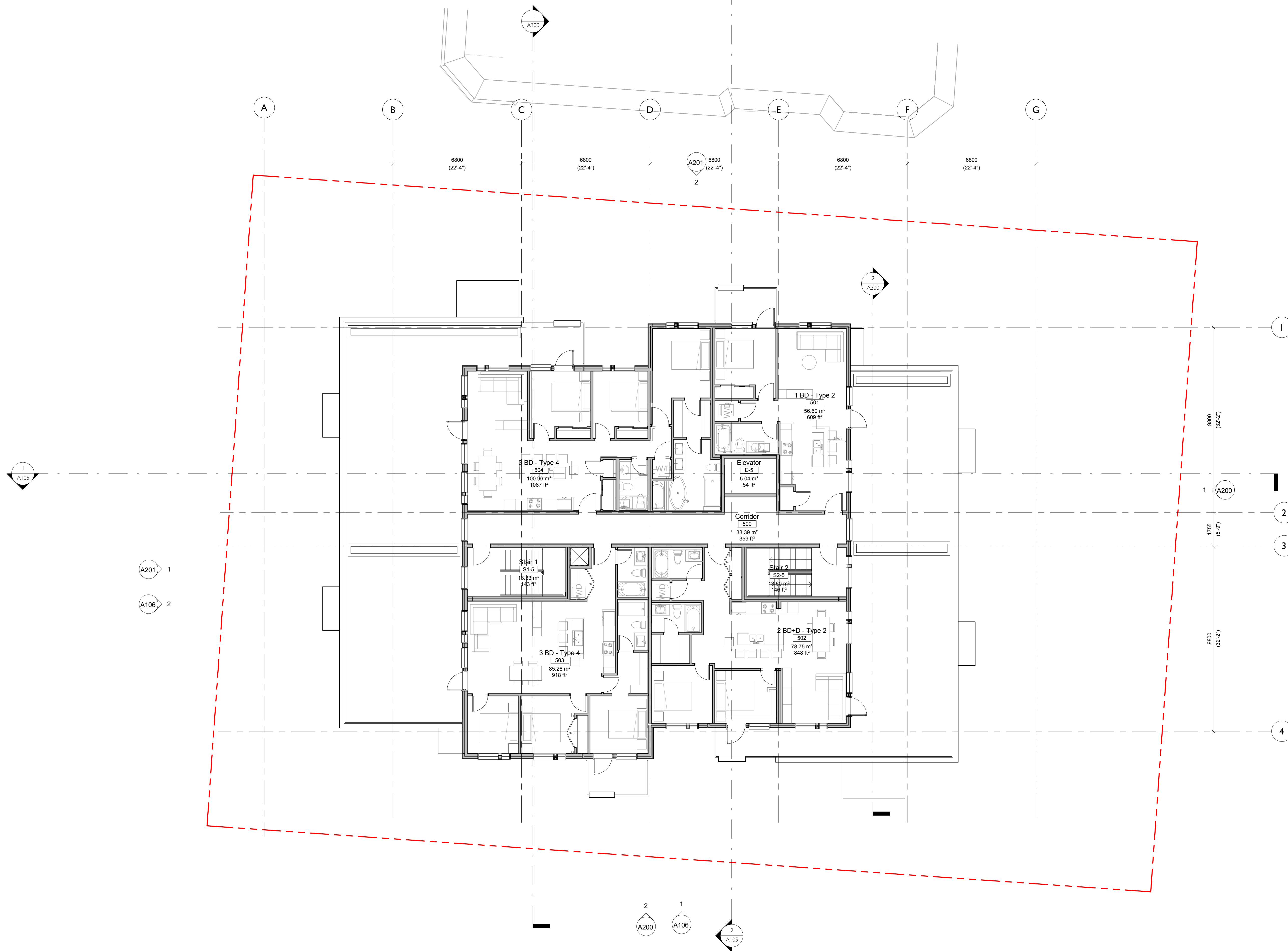


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Project
Pandora and Camosun
 H Development
 1516 Camosun St. 1270 & 1286 Pandora Ave.
 Sheet Name
Level 4
 Date
 April 7, 2022
 Scale
 1 : 100
 Project #
 2106
 2022
1
A124
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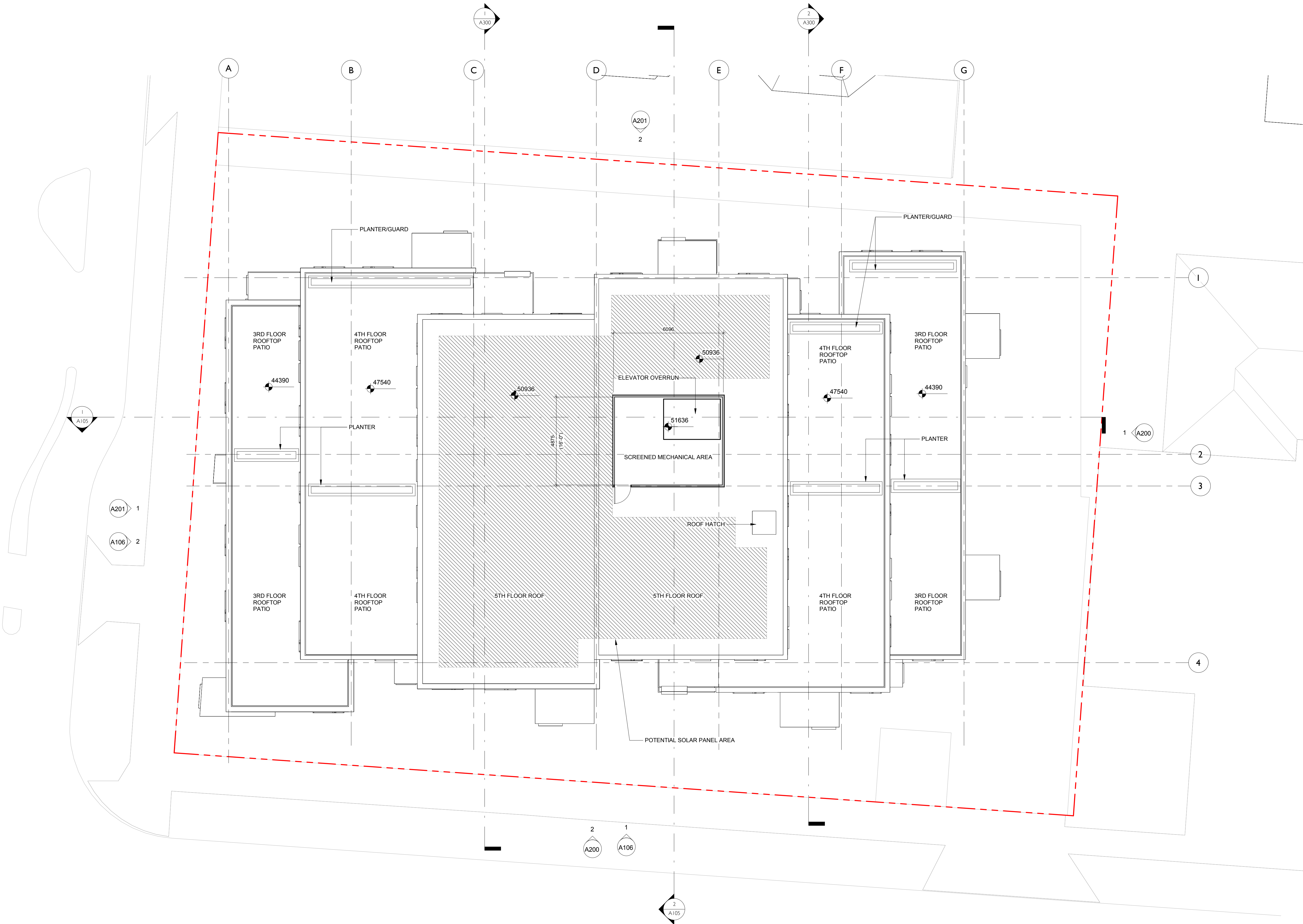
NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALJC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021



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Project
Pandora and Camosun
 H Development
 1516 Camosun St. 1270 & 1286 Pandora Ave.
 Sheet Name
Level 5
 Date
 April 7, 2022
 Scale
 1 : 100
 Project #
 2106
 Registered Architect
 2022
A125
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NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALJC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021



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Project
Pandora and Camosun
 H Development
 1516 Camosun St. 1270 & 1286 Pandora Ave.
 Sheet Name
Roof Plan
 Date
 April 7, 2022
 Scale
 1 : 100
 Project #
 2106
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A126
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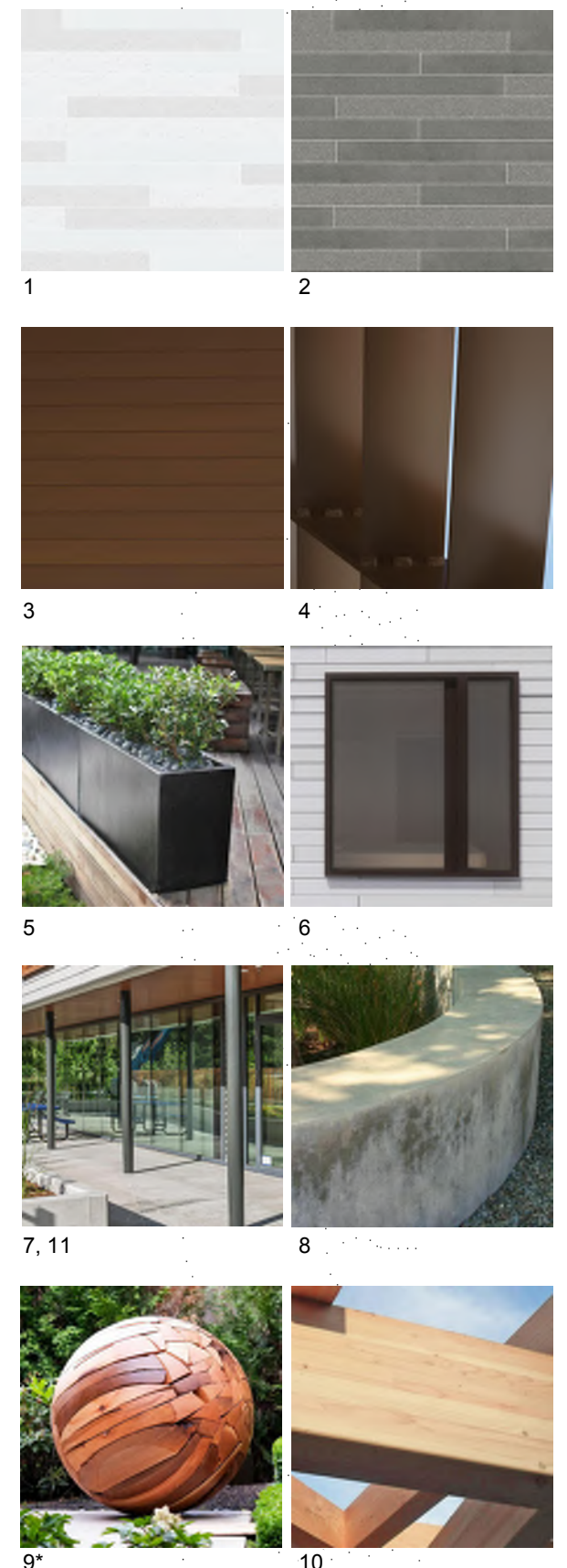
1 North Building Elevation
SCALE = 1 : 100



2 East Building Elevation
SCALE = 1 : 100

Exterior Materials

1. Fibreglass reinforced concrete panel - Colour 1
2. Fibreglass reinforced concrete panel - Colour 2
3. Metal panel - Bronze finish
4. Aluminum railing - Bronze and dark brown finish
5. Aluminum planter box - Bronze and dark bronze finish
6. Window/door with deep frame - Dark finish
7. Storefront system - Dark bronze finish
8. Architectural concrete
9. Sidewalk Oriented Landscape Feature
10. Exposed wood
11. Painted metal columns - dark finish



**"Shattered Sphere" by Brent Comber shown for material and sculptural qualities only. Actual art by local artist to be determined.

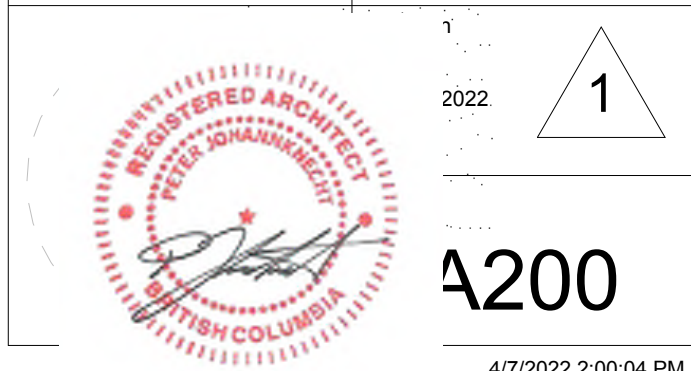
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALJC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021
NO.	DESCRIPTION	DATE



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Project
Pandora and Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.
Sheet Name
Elevations

Date
April 7, 2022
Scale
As indicated
Project #
2106





1 South Building Elevation
SCALE = 1 : 100

- Exterior Materials**
1. Fibreglass reinforced concrete panel - Colour 1
 2. Fibreglass reinforced concrete panel - Colour 2
 3. Metal panel - Bronze finish
 4. Aluminum railing - Bronze and dark brown finish
 5. Aluminum planter box - Bronze and dark bronze finish
 6. Window/door with deep frame - Dark finish
 7. Storefront system - Dark bronze finish
 8. Architectural concrete
 9. Sidewalk Oriented Landscape Feature
 10. Exposed wood
 11. Painted metal columns - dark finish



**"Shattered Sphere" by Brent Comber shown for material and sculptural qualities only. Actual art by local artist to be determined.

NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1	April 7, 2022
	Issued for Rezoning / DP	Dec. 21, 2021
	CALJC Dev. Tracker Submission	Nov. 8, 2021
	Issued for Costing	Aug. 20, 2021



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Project
Pandora and Camosun
H Development
1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Elevations

Date
April 7, 2022

Scale
As indicated

Project #
2106



4/7/2022 2:00:39 PM



2 West Building Elevation
SCALE = 1 : 100



View from Camosun and Pandora



View from Northeast of Site



View from of lane from Pandora at West side of site



View from single-family yard across Camosun

NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1	April 7, 2022
	Revised for Rezoning / DP	Dec. 21, 2021
	CALUC Dev. Tracker Submission	Nov. 8, 2021



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Project	
Pandora and Camosun	
H Development	
1516 Camosun St. 1270 & 1286 Pandora Ave.	
Sheet Name	
Renderings	
Date	April 7, 2022
Scale	Project # 2106
4900	
2022-04-07	

Summer Solstice

9am



Noon



3pm



5pm



Autumn Equinox

9am



Noon



3pm



5pm



Winter Solstice

9am



Noon



3pm



5pm



NO.	DESCRIPTION	DATE
1	RZ/DP Revision #1 Issued for Rezoning / DP	April 7, 2022 Dec. 21, 2021



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Project
Pandora and Camosun

H Development

1516 Camosun St. 1270 & 1286 Pandora Ave.

Sheet Name
Sun Study

Date
April 7, 2022

Scale
Project #
2106

1
2022
1

A901

4/7/2022 2:00:41 PM



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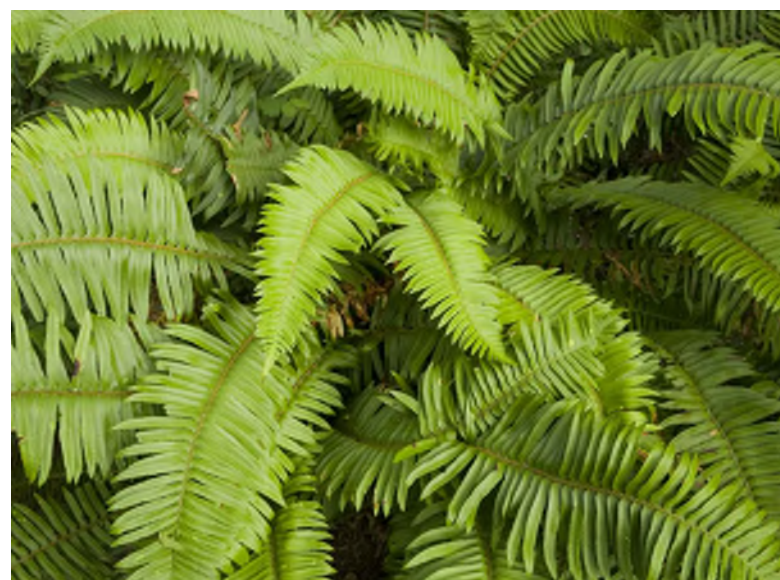
Bianca Bodley

DRAWN BY

EB/ KT

LEGEND

- PROPERTY LINE
- UNDERGROUND PARKING SLAB
- ON-SITE IN GROUND LANDSCAPE AREA
- ON-SITE PLANTER
- RAIN GARDEN (STORM WATER MANAGEMENT)
- PERMEABLE PAVER FOR PATHWAY
- PERMEABLE PAVER FOR PRIVATE PATIOS
- SOD MUNICIPAL BOULEVARD AREA
- MUNICIPAL SIDEWALK
- BIKE RACK
 - MAGLIN SITE FURNITURE - MBR 350
 - SURFACE MOUNT
- EXISTING TREE TO BE RETAINED
- PROPOSED TREES



1 LANDSCAPE SITE PLAN
L1 1:100

ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04

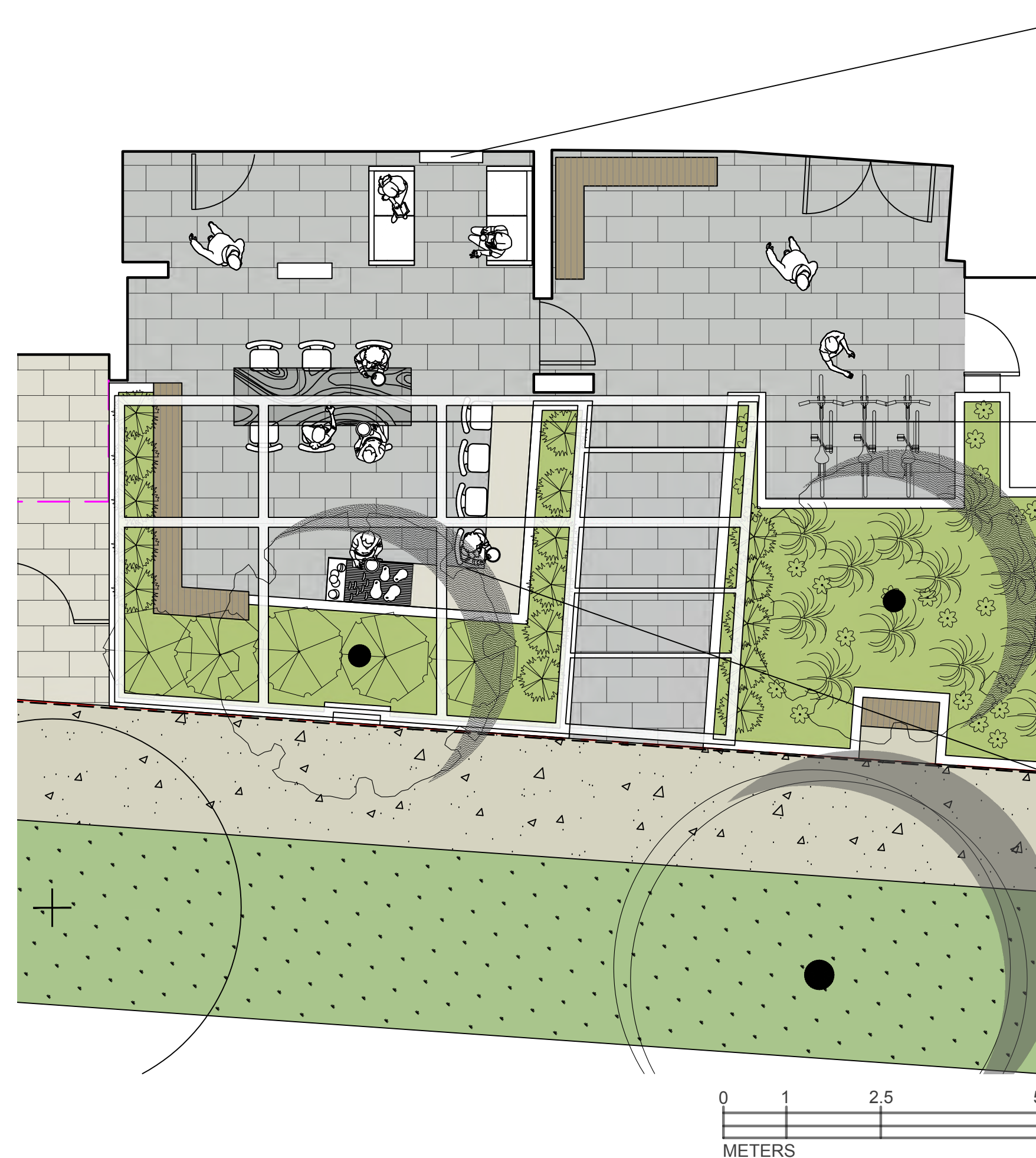
REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:100



L1 Landscape Site
Plan

DATE: April, 2022



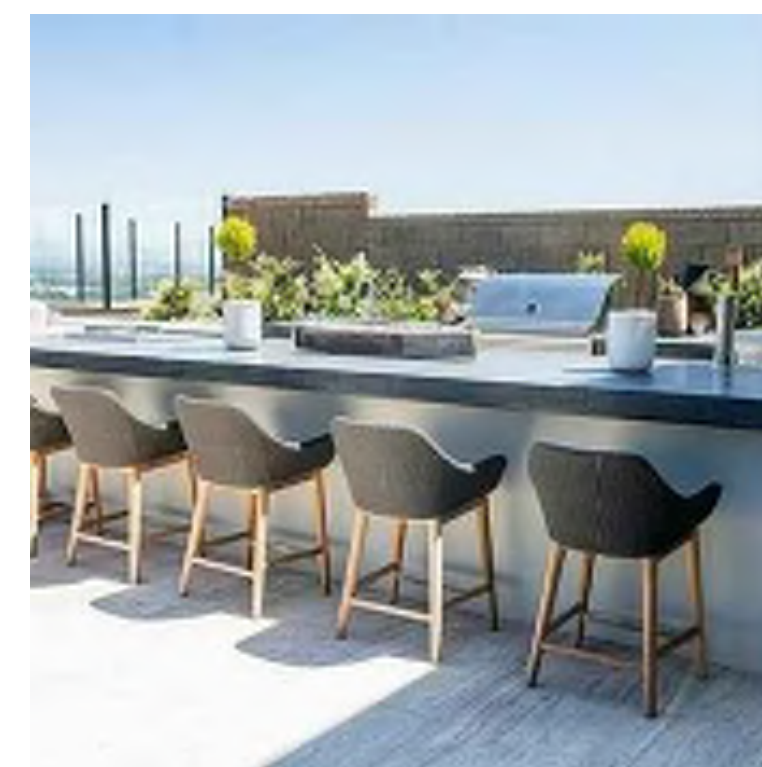
1 COMMON PATIO
L2 NTS



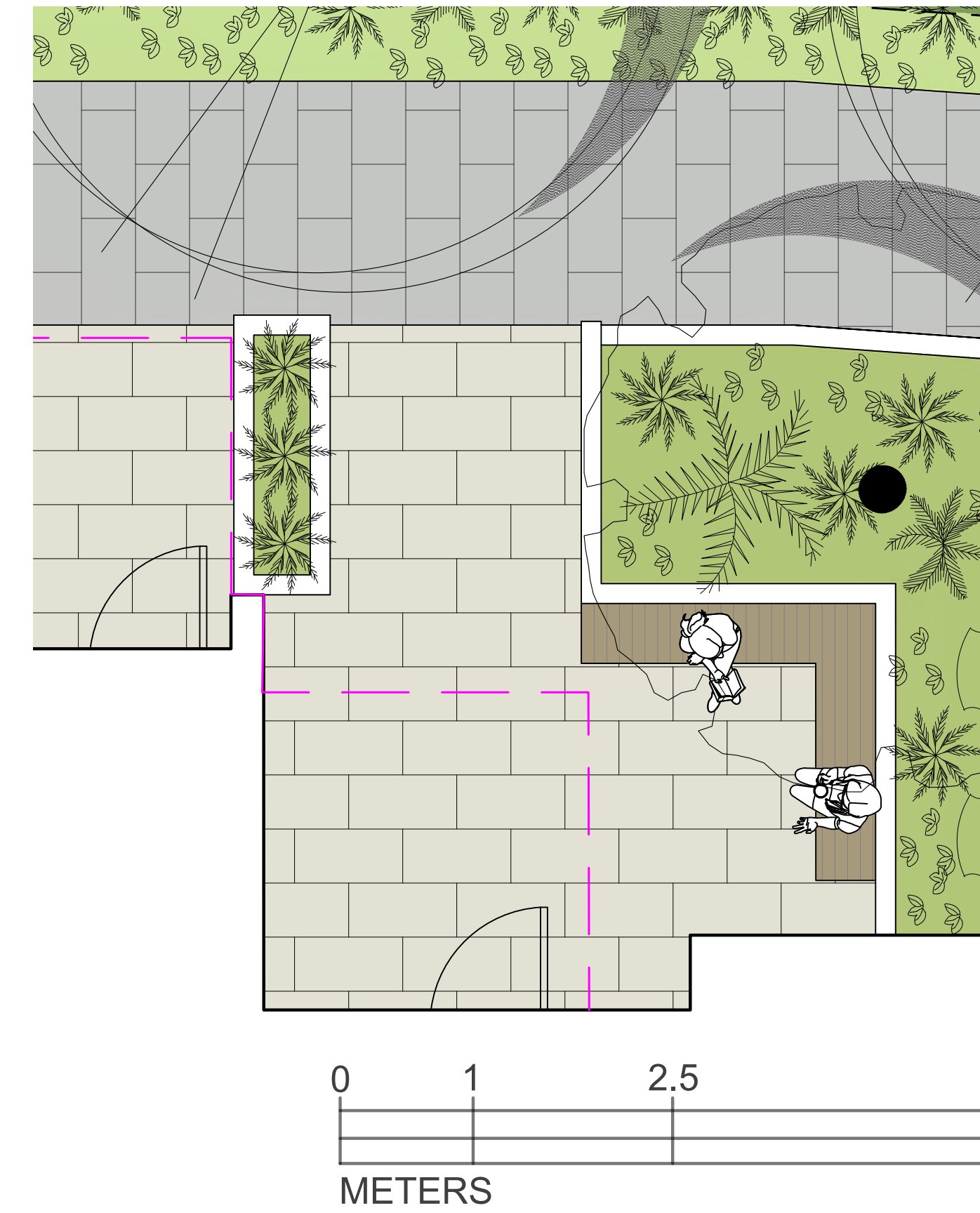
LOUNGE AREA WITH FIREPLACE (TBD)



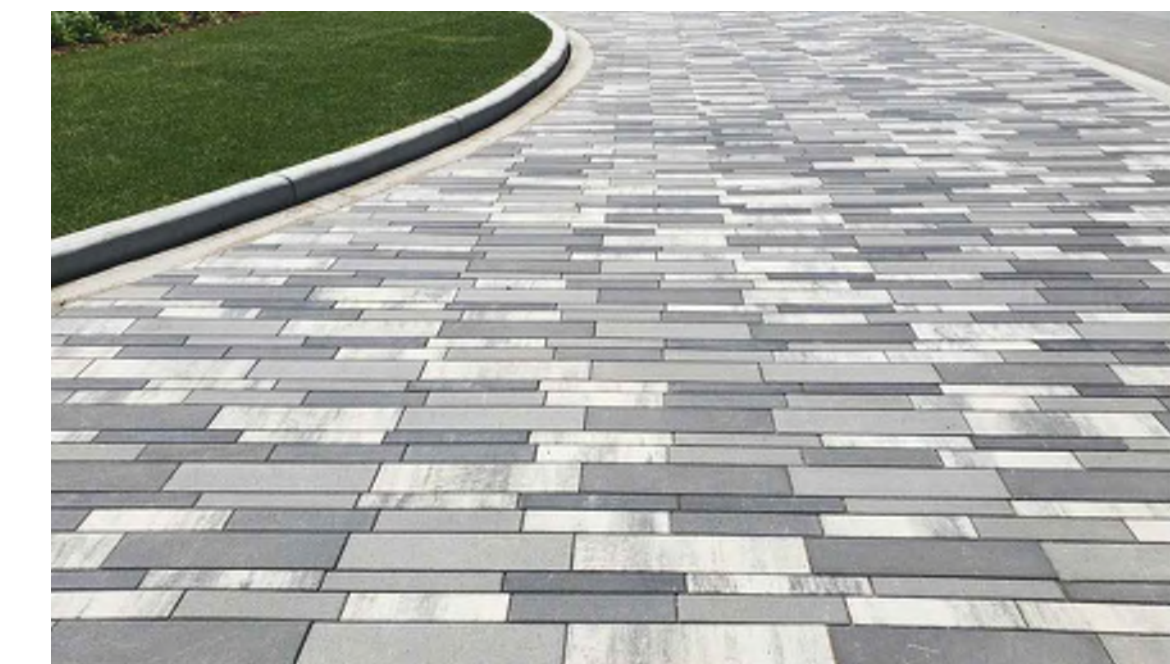
HARVEST TABLE FOR 6



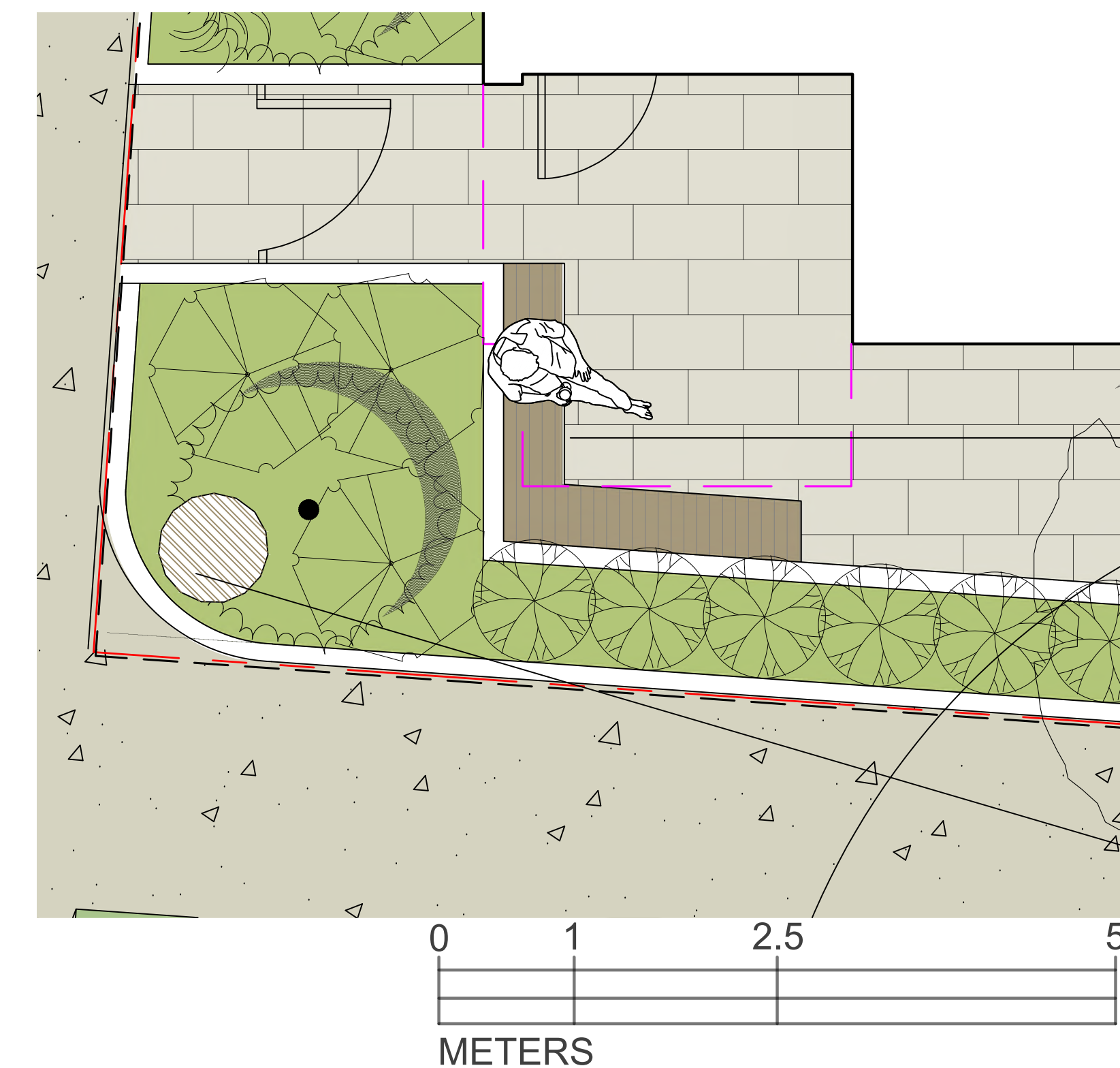
BARBEQUE AREA AND BAR COUNTER



2 PAVING MATERIAL
L2 NTS



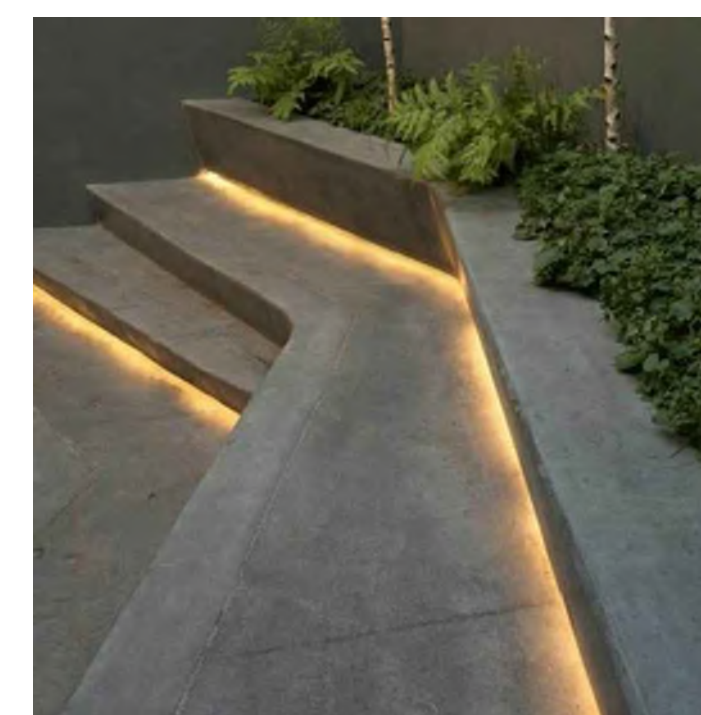
PAVING PATTERN AND COLOR OPTIONS



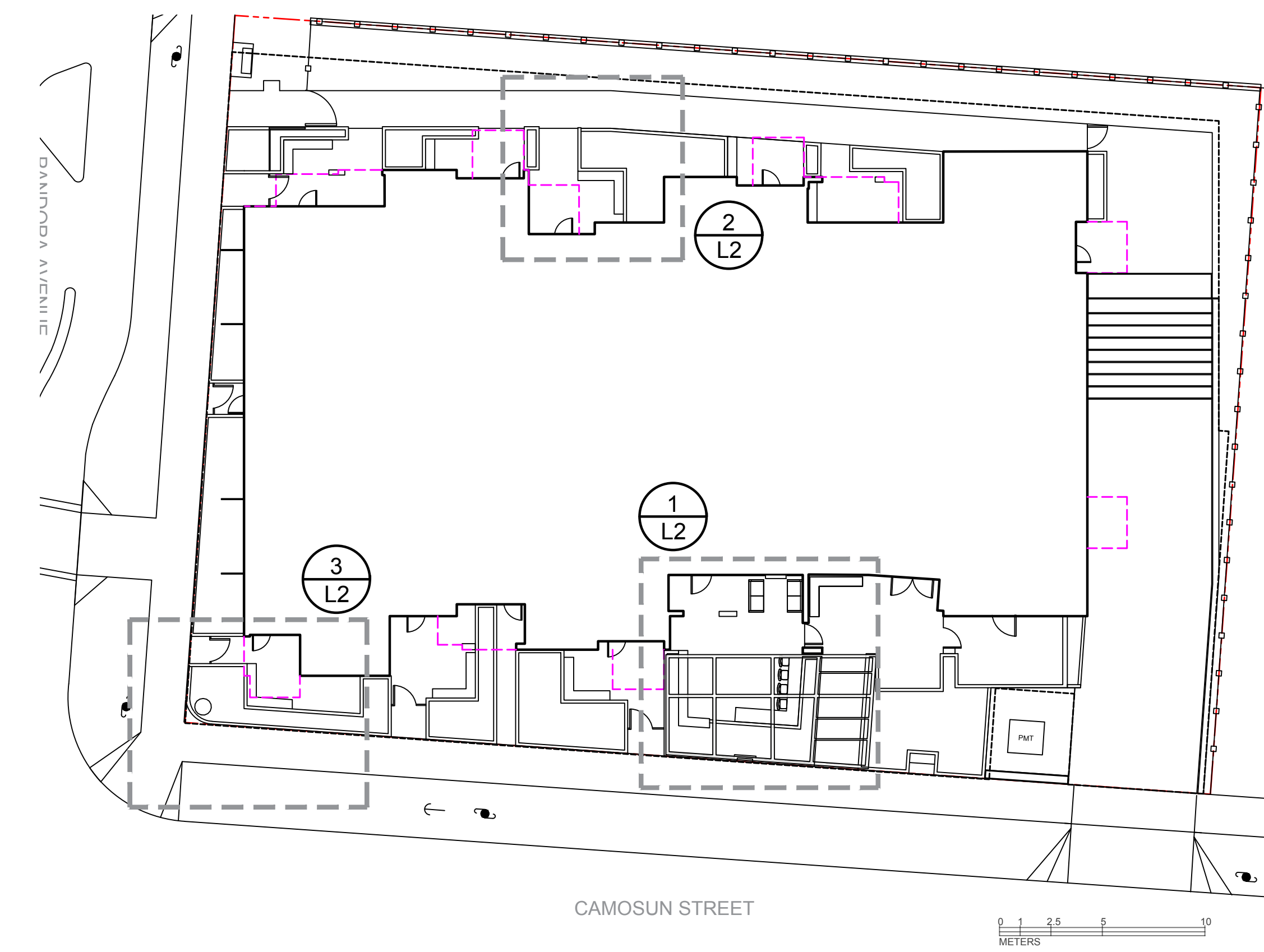
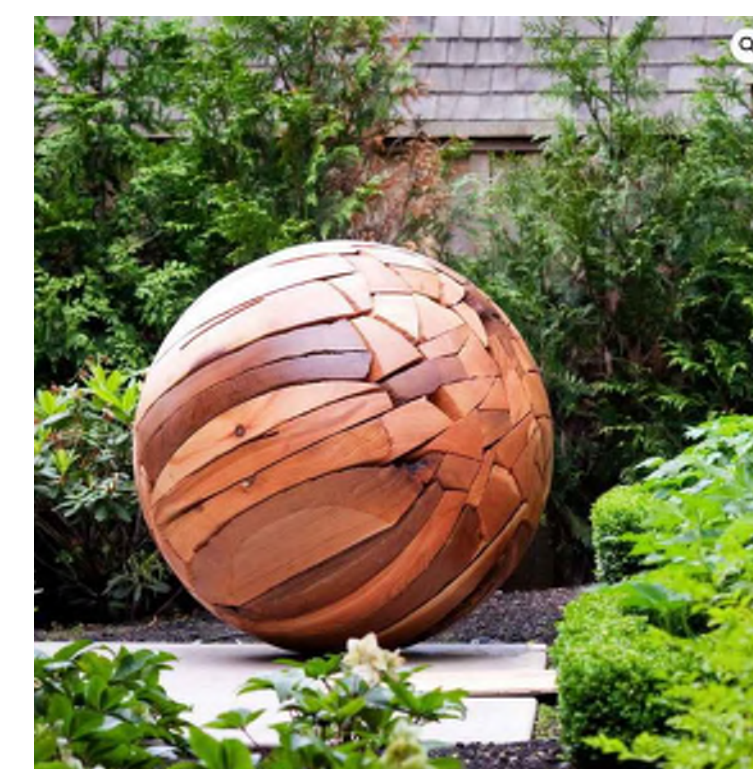
3 BUILT IN BENCH/ LANDSCAPE FEATURE
L2 NTS



BUILT IN BENCH WITH LIGHTING



LANDSCAPE FEATURE



4 KEY PLAN
L2 NTS

ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04

REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: AS NOTED

L2 KEY AREA
ENLARGEMENT

DATE: April, 2022

ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04

REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:100



L3 TREE PLANTING PLAN

DATE: April, 2022



LEGEND

- REPLACEMENT TREE
- 1.0 m OFFSET FROM PROPERTY LINE

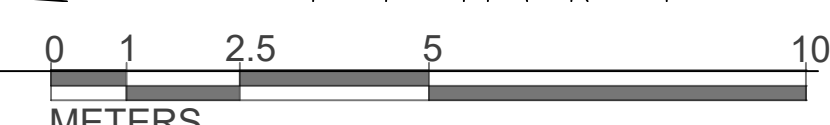
TREE SCHEDULE

Quantity	Symbol	Latin Name	Common Name	Container	Caliper	Size	Remark	Height at Maturity (m)	Spread at Maturity (m)
12		Acer griseum	Paper Bark Maple	B+B	50mm			6-9	4.5-7.5
5		Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	B+B		3.5m		5.4-10.5	0.6-1.5
3		Cornus 'Eddie's White Wonder'	Eddie's White Wonder Flowering Dogwood	B+B	60mm			7	6
5		Cornus capitata	Evergreen Dogwood	B+B	60mm			6-12	6-12
1		Pinus nigra	Black Pine	B+B		3.5m	On neighbor's property	6-15	3.6-7
3		Boulevard Trees							

NOTES:

- PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.
- BOULEVARD TREE LOCATION, TYPE, AND MEANS OF PLANTING WILL BE WORKED OUT WITH PARKS AT BP STAGE.

1 TREE PLANTING PLAN
L3 1:100



PAPERBARK MAPLE NOOTKA CYPRESS 'GREEN ARROW' EVERGREEN DOGWOOD

Planting Area ID	Area (m2)	Soil volume multiplier*	A. Total existing or proposed soil volume (m3)	No. of Replacement Trees Proposed (including Tree Minimum req's)			Total Soil Volume Required (m3)			Total Soil Volume Surplus/Deficit (m3)	
				B. # Small	C. # Medium	D. # Large	E. Small	F. Medium	G. Large		Total**
Onsite trees											
Cornus cultivars in shared planting area	85	1	85	2 x 0.5 = 1	0	0	12	N/A	N/A	12	73
Acer griseum in individual planters	99	0.65	64	8	0	0	64	N/A	N/A	64	34
Replacement Tree Total:				9							
Neighbouring (off-site) lots (excluding City property)											
Planting Area OSA X											
				Calculation Instructions			E	F	G	Total	
				Calculation	If B=1, Bx8	If C=1, Cx20	If D=1, Dx35	E+F+G			
					If B>1, Bx6	If C>1, Cx15	If D>1, Dx30				

* On ground (excluding exposed bedrock): use a multiplier of 1.
 * On structure or bedrock: use depth of soil (m).
 * For soil cells: use multiplier of 0.92.
 * For structural soil: use multiplier of 0.2.
 ** Total must not exceed value in column A ("Estimated ex. soil volume"). If Total exceeds value in column A, then the number or size of proposed replacement trees must be reduced.



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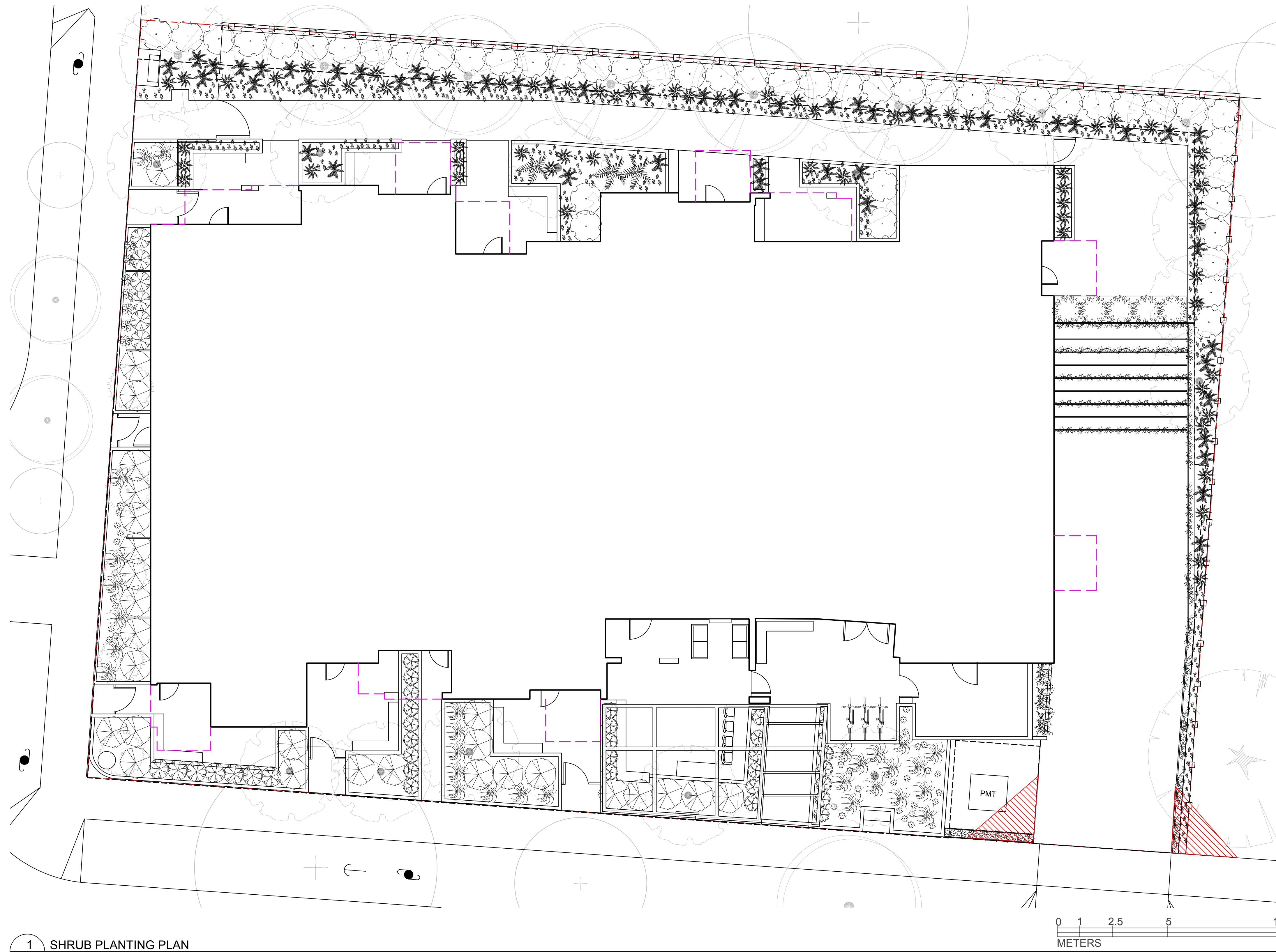
Bianca Bodley

DRAWN BY

EB/ KT

PLANT SCHEDULE								
Quantity	Symbol	Latin Name	Common Name	Container	Native	Pollinator	Height at Maturity (m)	Spread at Maturity (m)
30		Miscanthus sinensis 'Morning Light'	Chinese Silver Grass	#2			1.2-1.8	1.2-1.8
1		Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	Flat		Yes	0.3	4.5
33		Choisya ternata	Mexican Orange Blossom	#3		Yes	1.2-2.4	1.2-2.4
7		Buxus sempervirens	Boxwood	#2			0.9-9m	1m
35		Rudbeckia hirta	Black-eyed Susan	#1		Yes	0.9	0.6
3		Cephalotaxus harringtonia 'Prostrata'	Spreading Japanese Plum Yew	#3			0.6-0.9	0.9-1.2
20		Asarum canadense	Canadian Wild Ginger	Flat	Yes		0.15-0.3	0.3-0.6
60		Adiantum aleuticum	Maidenhair Fern	#2	Yes		0.3-0.9	0.3-0.9
52		Polystichum munitum	Western Sword Fern	#2	Yes		0.6-1.2	0.6-1.2
45		Vaccinium ovatum	Evergreen Huckleberry	#3	Yes	Yes	1.5	1.2
8		Erica x darleyensis 'White Perfection'	Winter Heath	#1		Yes	0.3	0.6

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



1 SHRUB PLANTING PLAN
L4 1:100

SHADE PLANTING PALETTE



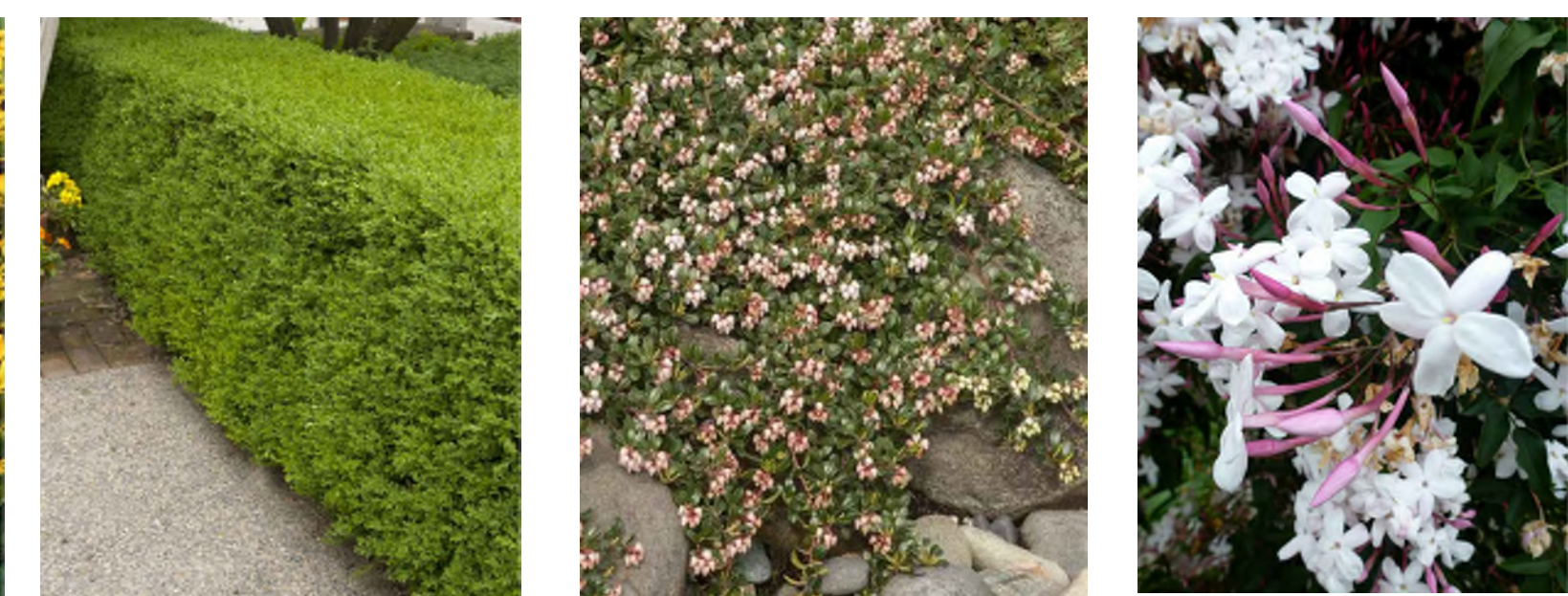
SWORD FERN MAIDENHAIR FERN WILD GINGER EVERGREEN HUCKLEBERRY

SUN PLANTING PALETTE



ITSY BITSY WHITE FALSE HEATHER MEXICAN ORANGE BLOSSOM FOUNTAIN GRASS RUDBECKIA

VINES



BOXWOOD MASSACHUSETTS KINNIKINICK - UPPER LEVEL HANGING PLANTERS WHITE JASMINE DRIVEWAY TRELLIS

ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04

REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:100



L4 SHRUB PLANTING PLAN

DATE: April, 2022



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ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04

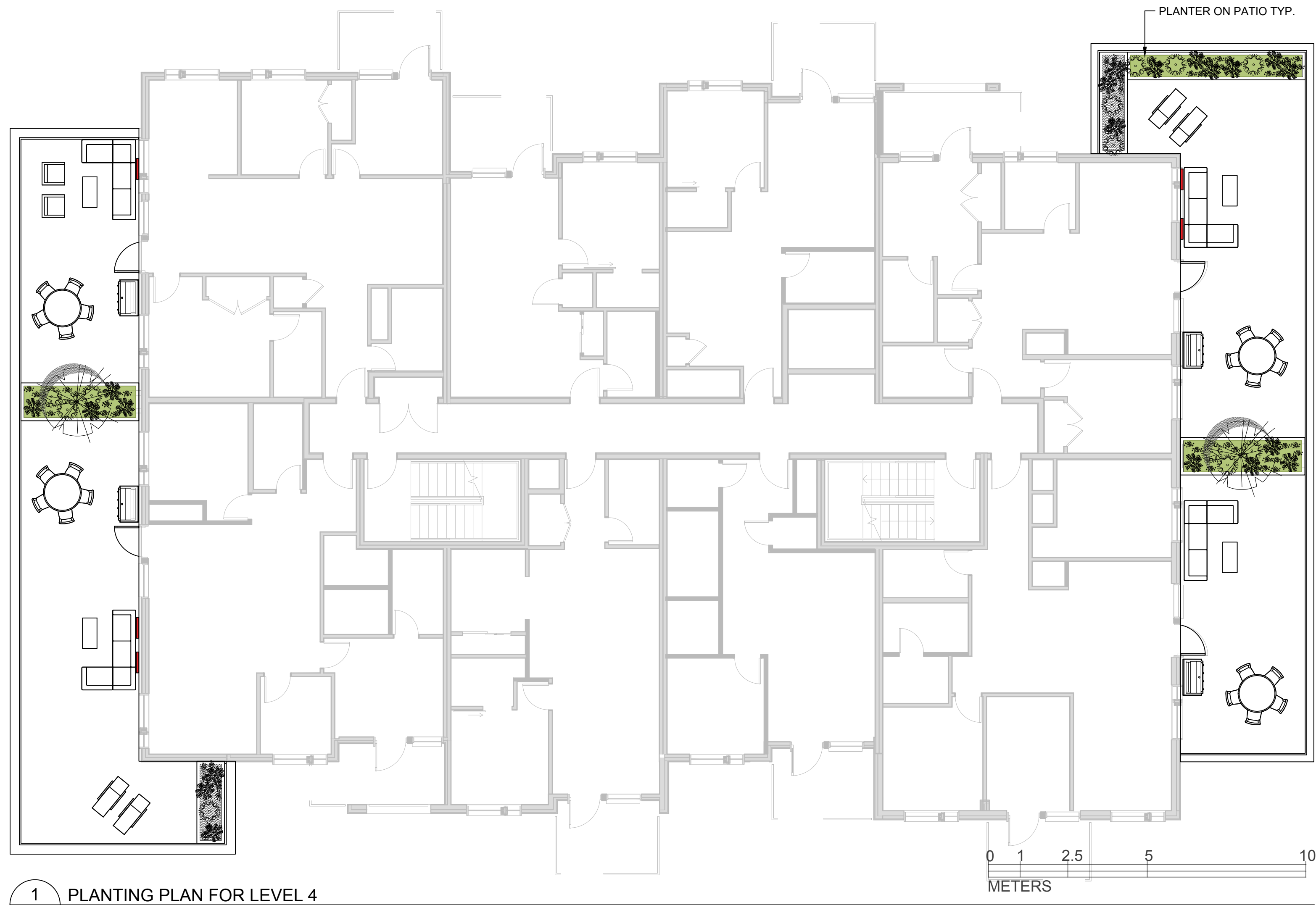
REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:100



L5 PLANTER ON
PATIO LEVEL 4&5

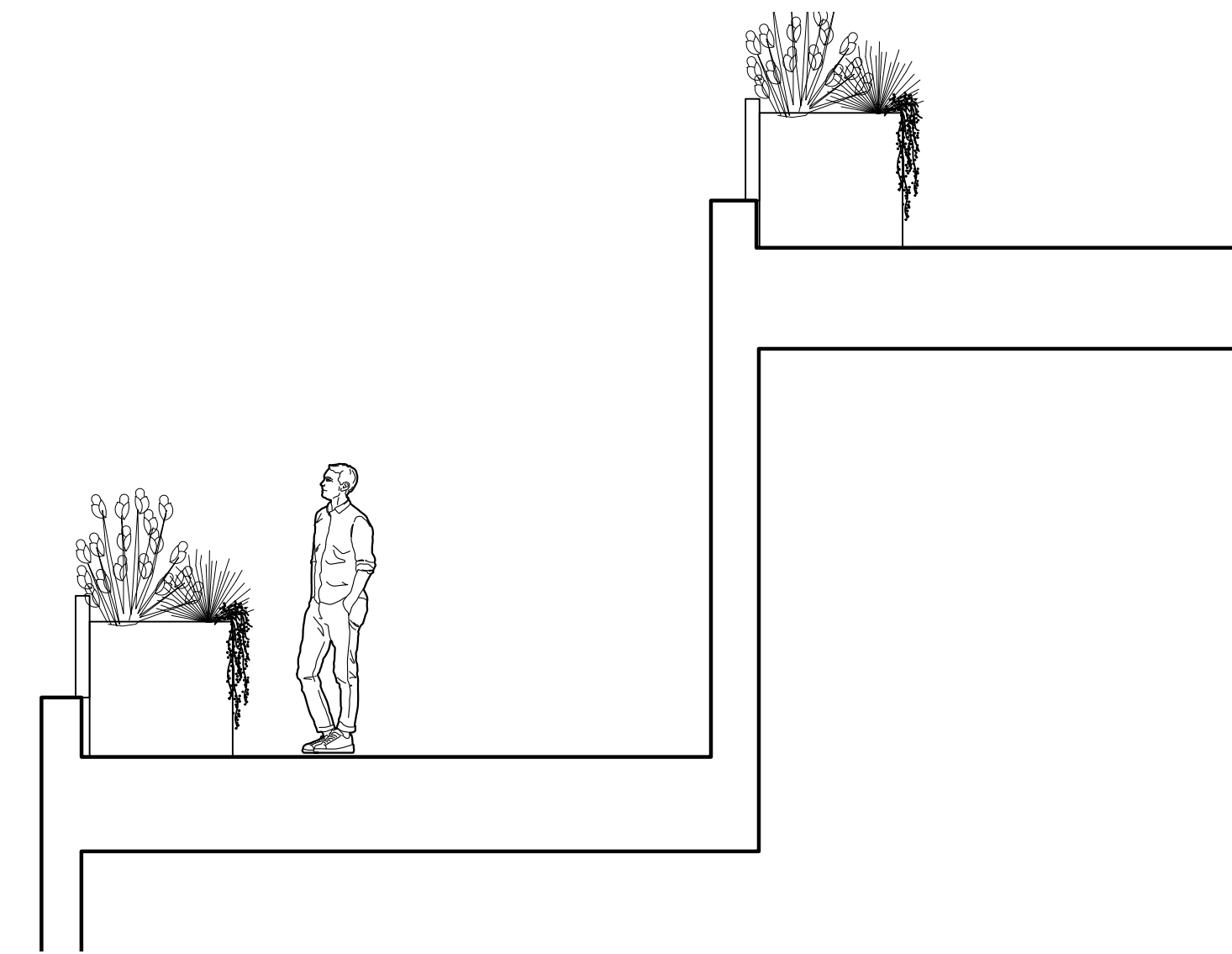
DATE: April, 2022



1 PLANTING PLAN FOR LEVEL 4
L5 1:100

PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Height at Maturity (m)	Spread at Maturity (m)
4		<i>Olea europaea</i>	Olive tree	B&B	6-9	4-7
12		<i>Lavandula angustifolia</i>	English Lavender	Perennial	70cm	90cm
12		<i>Thymus vulgaris</i>	Thyme	Perennial	0.15-0.3m	0.15-0.3m
15		<i>Salvia officinalis</i>	Common Sage	Perennial	50cm	30cm

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD, CURRENT EDITION.



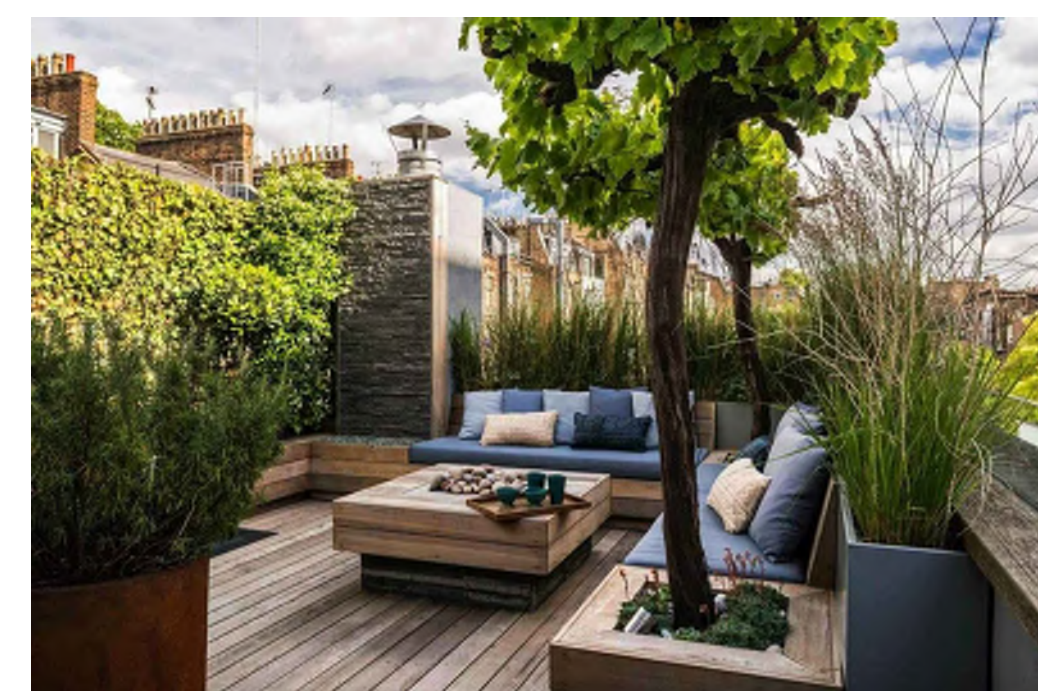
3 PLANTER ON PATIO
L5 NTS



2 PLANTING PLAN FOR LEVEL 5
L5 1:100



UPPER PATIO DESIGN INSPIRATION



LAVENDER



THYME



SAGE



OLIVE TREE

CLIENT
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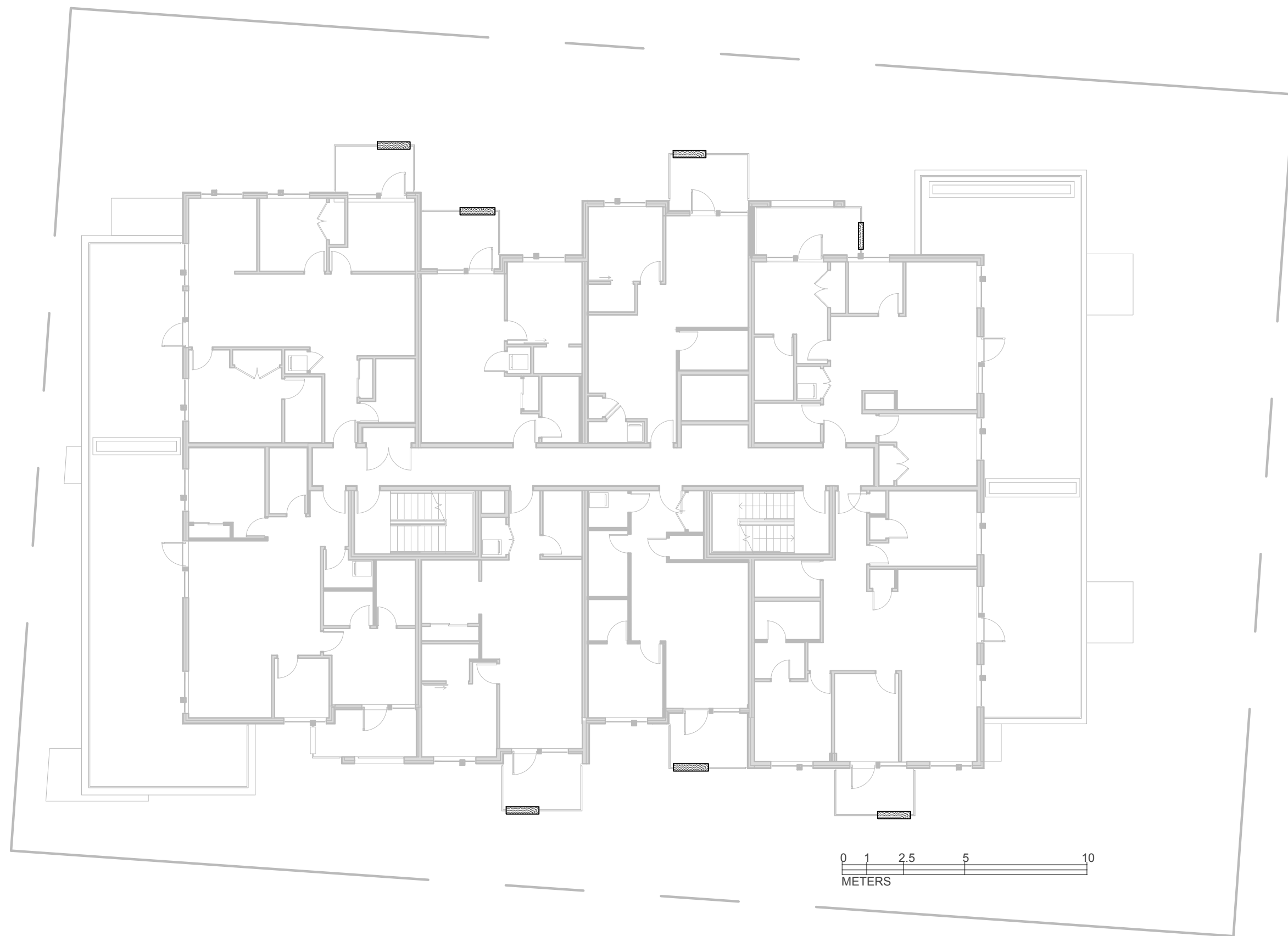
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1 LEVEL TWO PLAN
L6 NTS



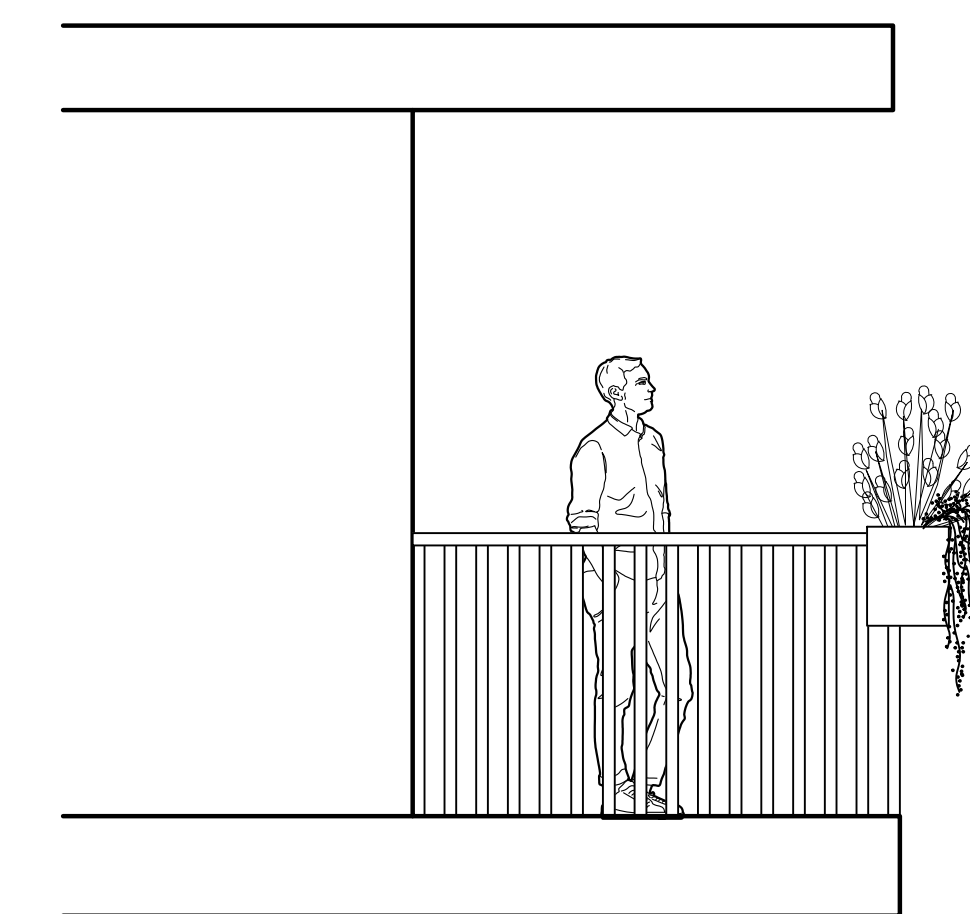
2 LEVEL THREE PLAN
L6 NTS



3 LEVEL FOUR PLAN
L6 NTS



4 LEVEL FIVE PLAN
L6 NTS



5 PLANTER ON BALCONY RAILING
L6 NTS

ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04



REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: AS NOTED

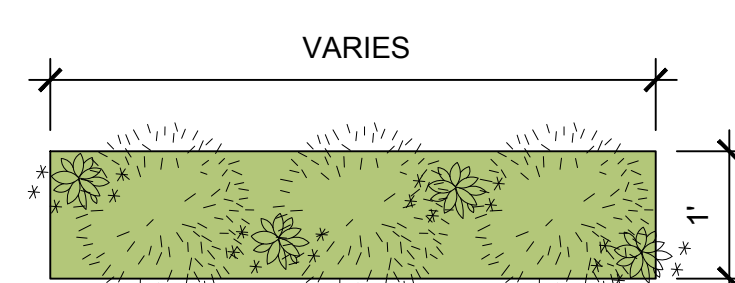


L6 PLANTER ON
BALCONY RAILING

DATE: April, 2022

PLANT SCHEDULE						
Quantity	Symbol	Latin Name	Common Name	Container	Height at Maturity (m)	Spread at Maturity (m)
99		<i>Ilex crenata</i> 'Dwarf Pagoda'	Dwarf Pagoda Japanese Holly	#1	0.6	0.6
7		<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	Flat	0.2	4.5

NOTES:
1. PLANTS IN PLANT LISTS ARE SPECIFIED ACCORDING TO THE CANADIAN NURSERY LANDSCAPE ASSOCIATION CANADIAN STANDARDS FOR NURSERY STOCK AND SECTION 12, CONTAINER GROWN PLANTS FROM THE BC LANDSCAPE STANDARD CURRENT EDITION.

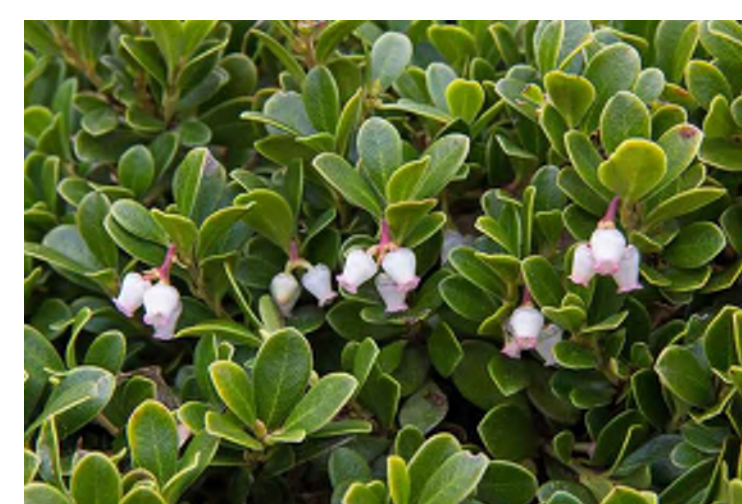


5 RAILING PLANTER PLAN
L6 NTS

NOTES:
1. PLANTS TO BE WATERED MANUALLY.



ILEX CRENATA



KINNIKINNICK

ISSUED FOR	
1	DEVELOPMENT PERMIT 21/12/21
2	DEVELOPMENT PERMIT RESUBMISSION 22/04/04

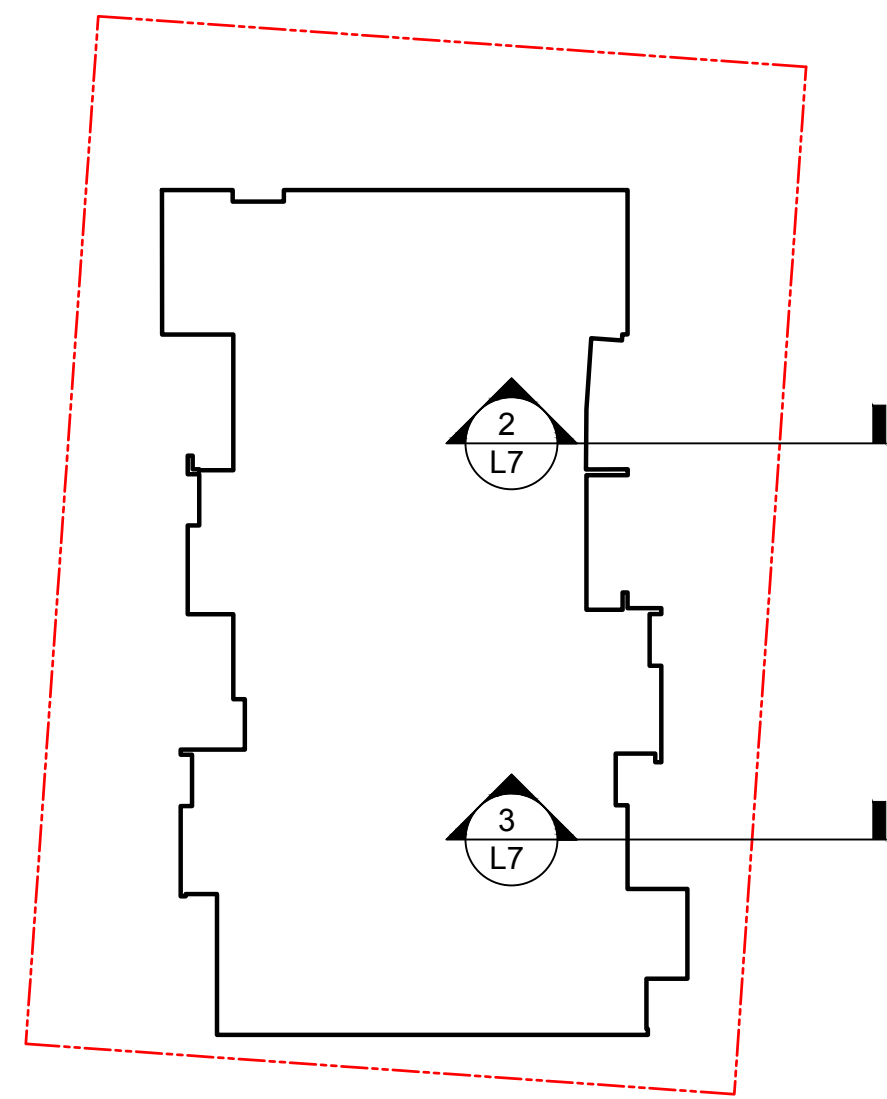
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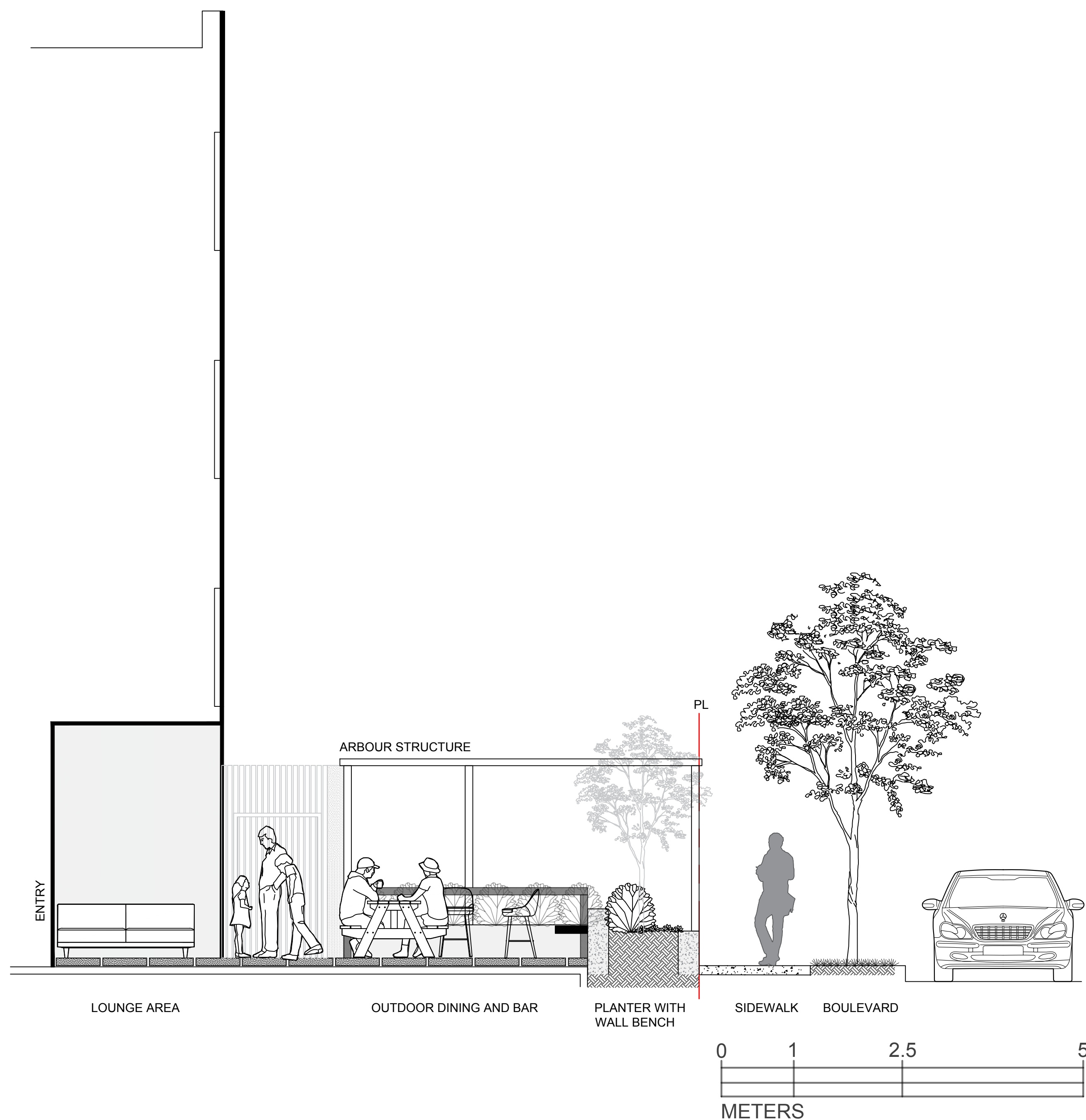


L7 SECTIONS/
ELEVATION

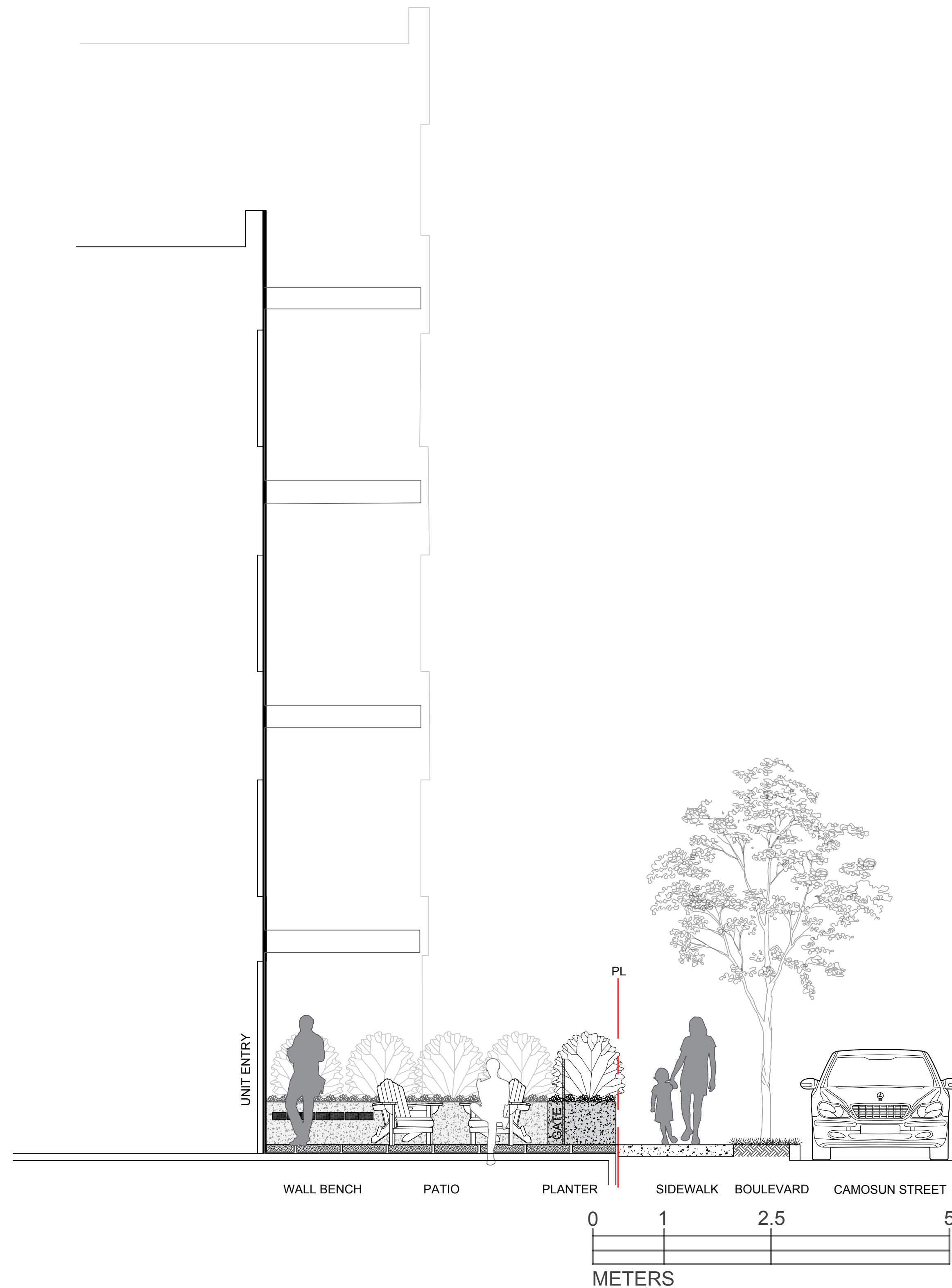
DATE: April, 2022



1 KEY PLAN
L7

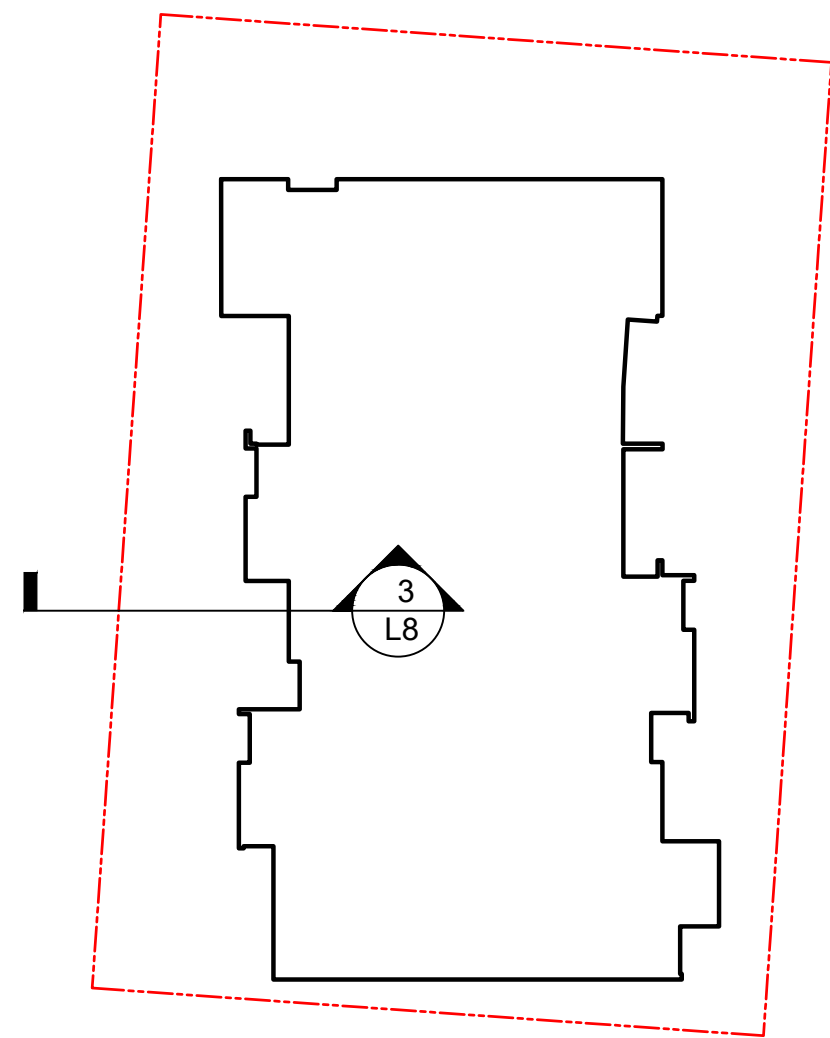


2 COMMON PATIO
L7 1:50

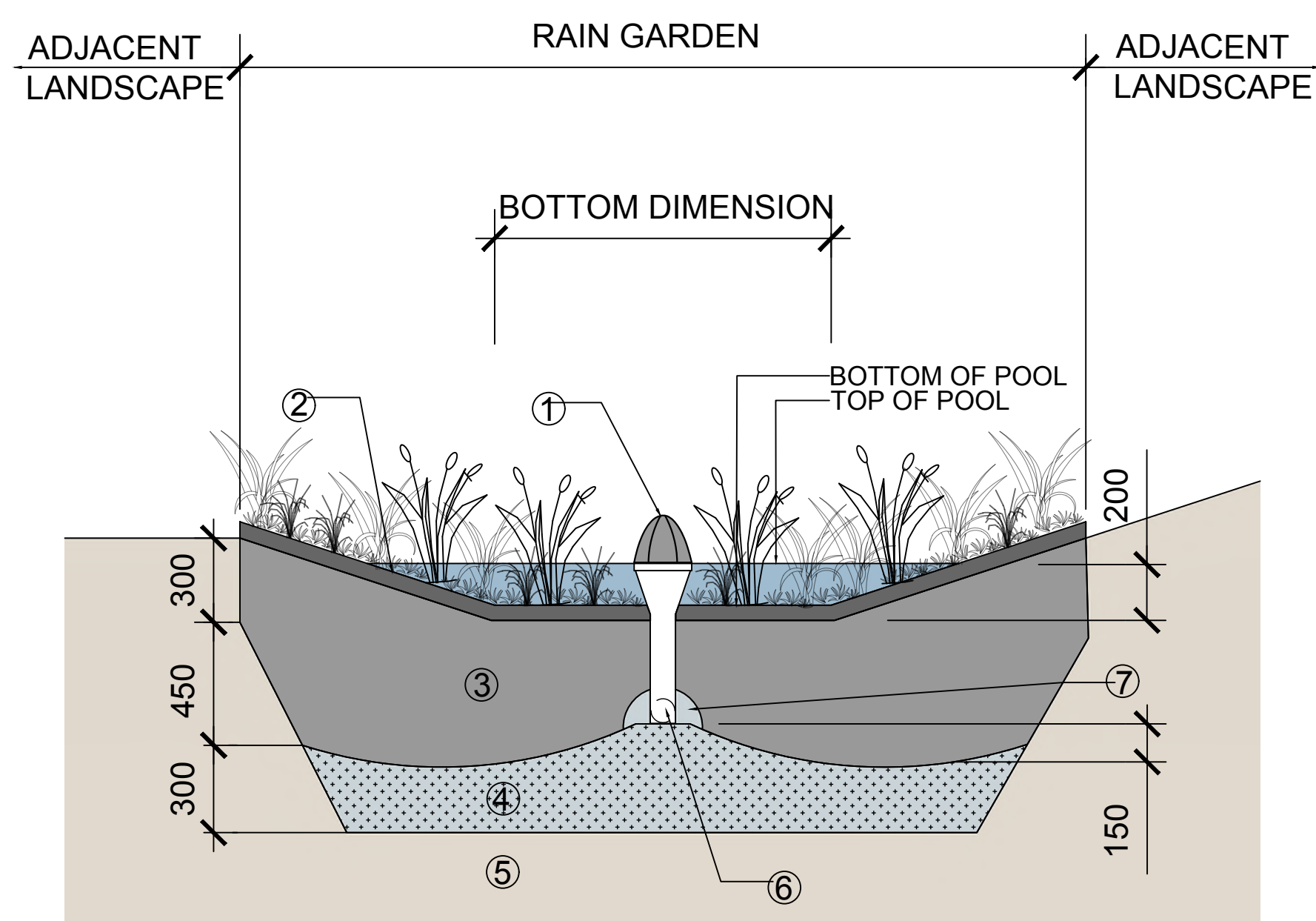


3 EAST PATIO
L7 1:50

EASTERN GARDEN BED - BIOSWALE STORM WATER TREATMENT



1 KEY PLAN
L8



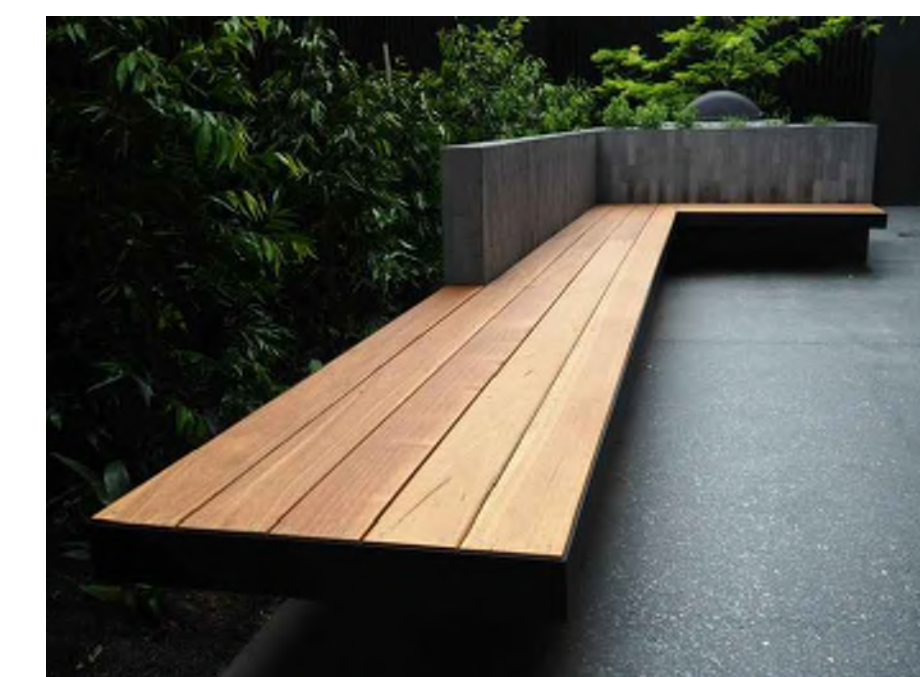
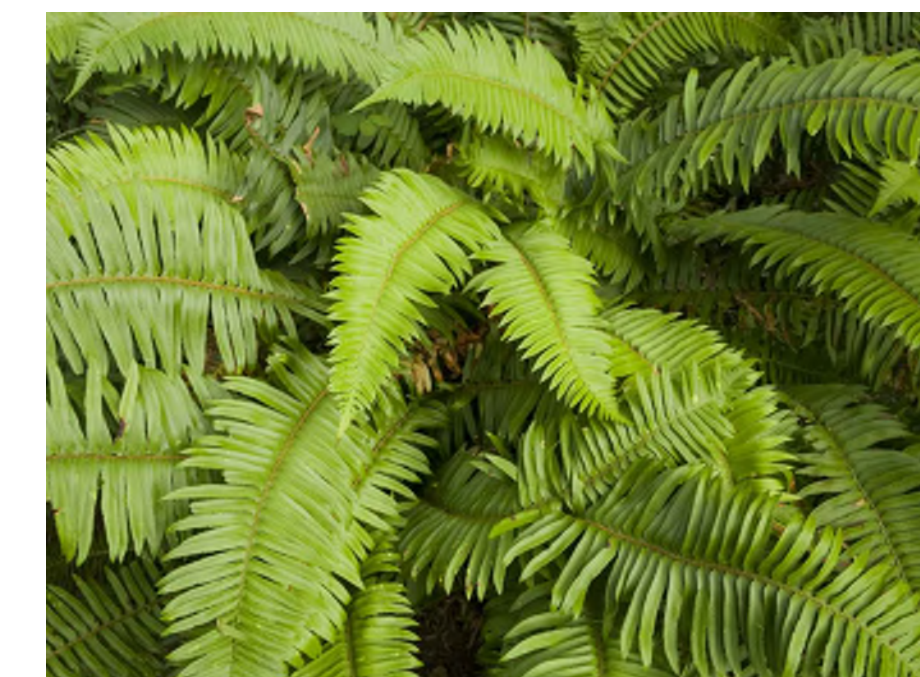
RAIN GARDEN MATERIALS

1. OVERFLOW DRAIN, 200 MM DOMED GRATE + ADAPTER
2. COMPOSTED MULCH, 50-70 MM DEPTH
3. BIO - RETENTION GROWING MEDIUM, 450 MM DEPTH
4. SCARIFIED/ TILLED SUBGRADE, 300 MM DEPTH
5. EXISTING SUBGRADE/ NATIVE MATERIAL
6. 100 MM DIAMETER (MIN) PERFORATED PIPE
7. 25 MM DIAMETER DRAIN ROCK, 100 MM DEPTH

2 BIOSWALE DETAIL
L8 NTS



3 WEST PATIO SECTION
L8 1:50



ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04

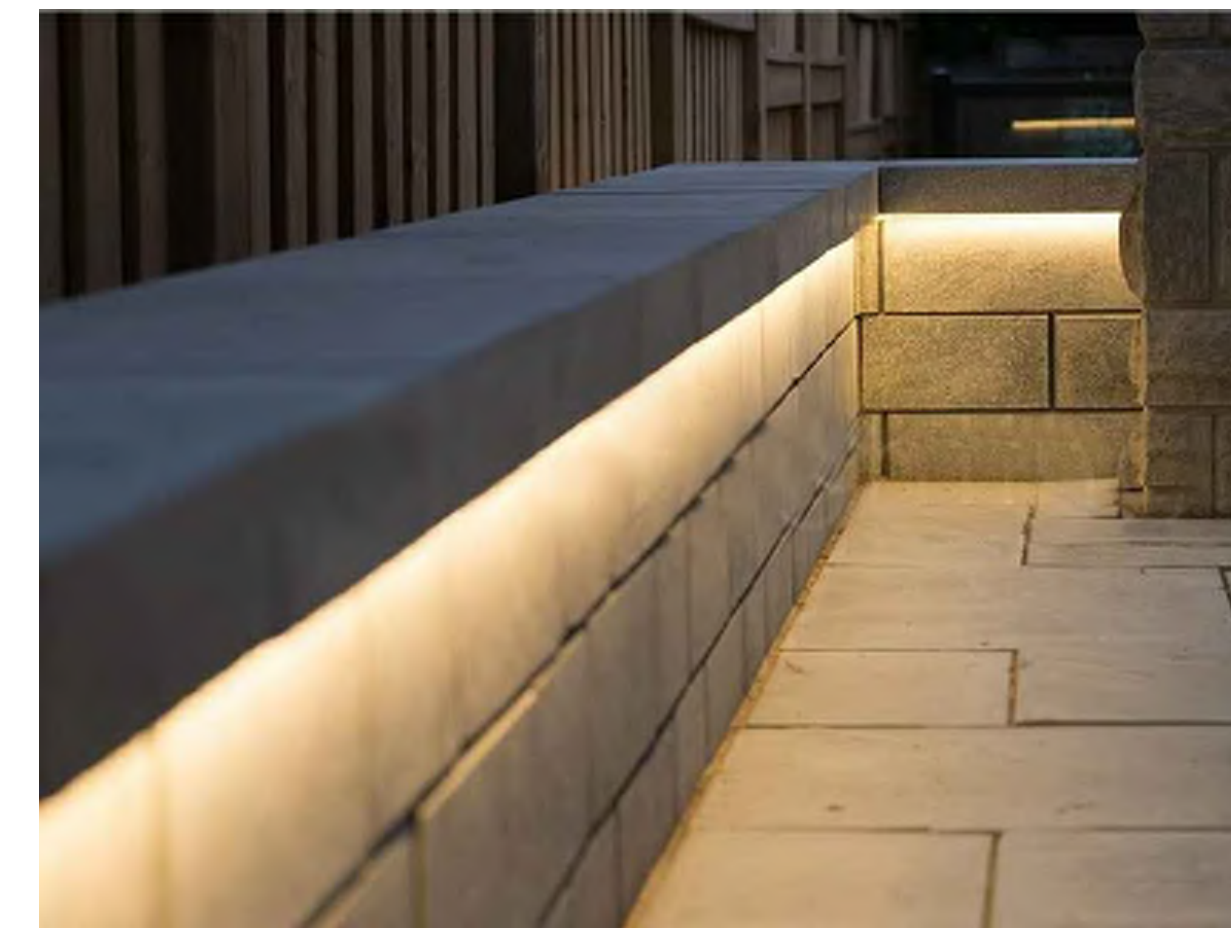
REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:50

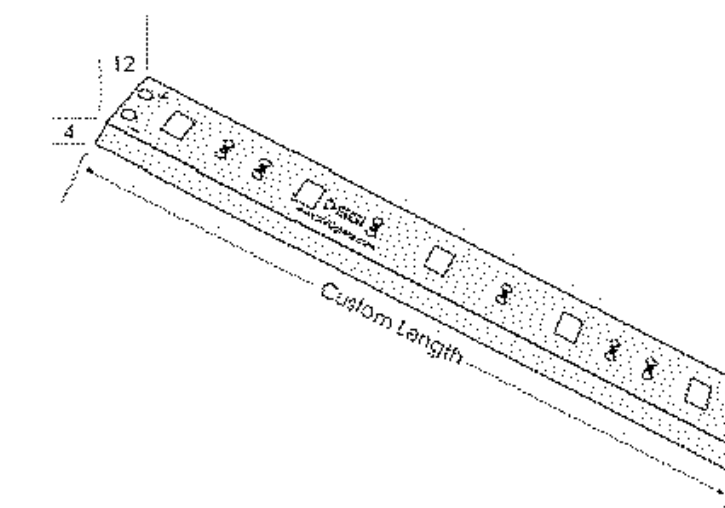


L8 SECTIONS/
ELEVATION

DATE: April, 2022



1 SPACIAL ORDER: Photo confirms availability. Allow for 4-6 weeks lead time.



Operating Voltage (ov)	24V DC	12V DC ¹
Finish (fn)	White ¹ Blk ¹	Rugged—Blk or Blk/White, available in: White PCB ¹ Black PCB ¹
Light Colour (lc)	2700K 3000K 3500K 4000K 5000K	Incandescent White Warm White Sand White Neutral White Cool White
Colorized Colour Temperature (CCT)		Specify Kelvin (K) for other CCTs ¹ R Road ¹ G Green ¹ B Blue ¹ A Amber ¹ See RGB spec sheets for Colour Changing option
Beam Angle (ba) Degrees	120°	
Light Output	2700K 3000K 4000K 5000K	139.8 per foot 145.4 per foot 163.4 per foot 173.7 per foot
Lumens (at 85 CRI)		
CRI (cri) Colour Rendering Index	85	93 ¹
IP Rating	IP67	
Dimension	W H L	0.472m 12 mm 0.157m 4 mm Specify maximum length in inches
Watts		2.2W per foot
Input Voltage		AC 100V-240V, 277V optional transformer
Dimmable		Yes With dimmable transformer
Operating Temperature		-25°C to +50°C -13°F to 122°F
Life Lumen Maintenance		50,000 hours
Warranty		5 Years



Recommended Tracks	LP1707	REC1707	UCH1715	ANC2618
--------------------	--------	---------	---------	---------

Category	Family	Operating Voltage (ov)	Finish (fn)	Light Colour (lc)	CRI (cri)
FLEX-P Professional	REG	12VDC ¹ 24VDC	WHT White ¹ BLK Black ¹	2700K WW 3000K SW 3500K NW 4000K CW 5000K CW R ¹ G ¹ B ¹ A ¹	85 93 ¹

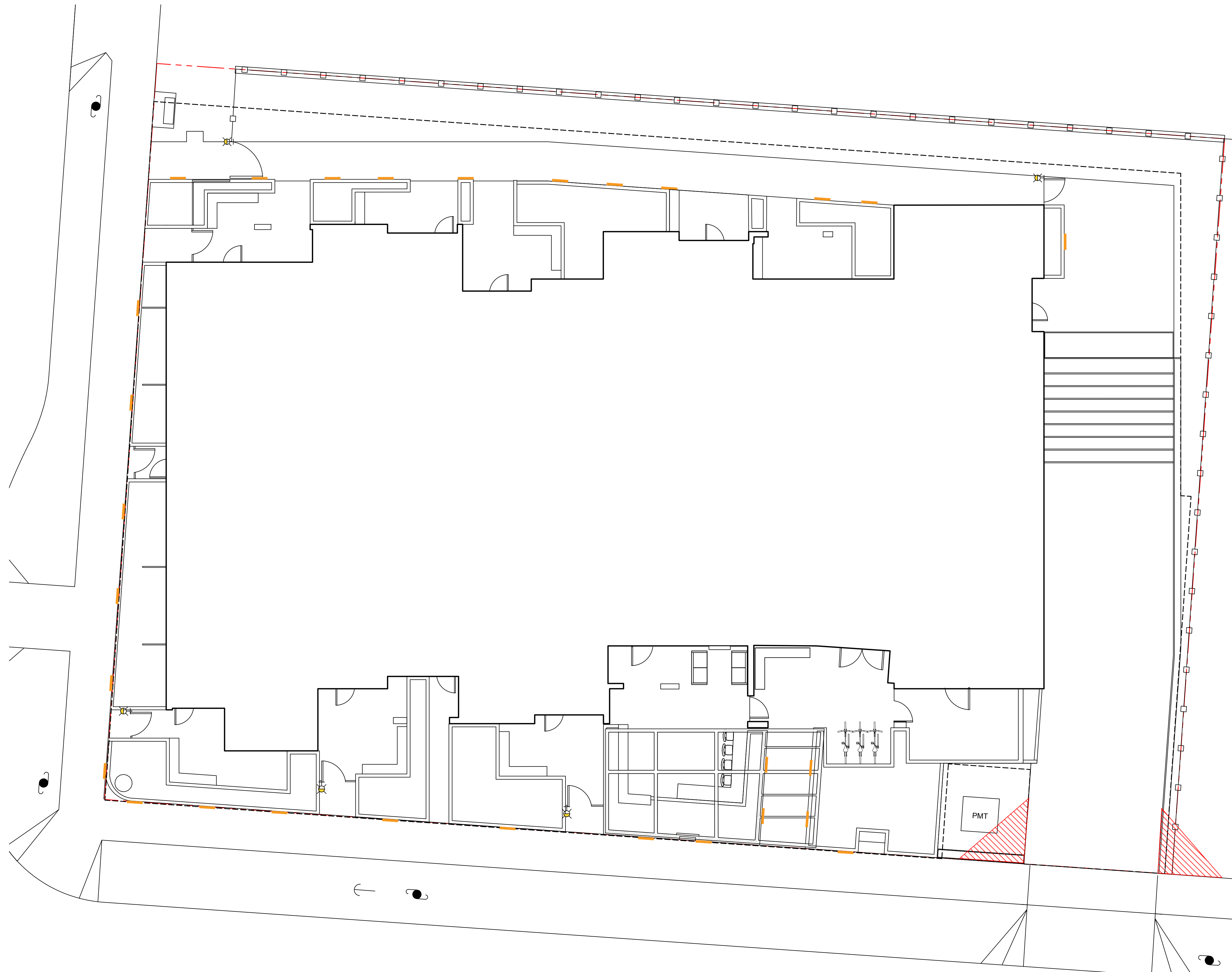
PLANTER DOWNLIGHT

Cylinder 7" 1 Light Wall Light Black 9234BK © 2021 Kichler Lighting LLC. All Rights Reserved.

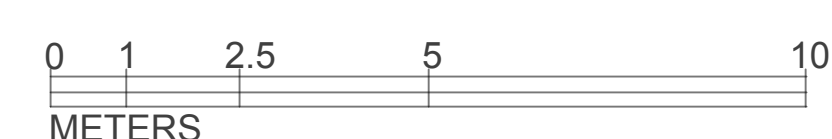
SPECIFICATIONS	
Certifications/Qualifications	
Dark Sky Compliant	Yes www.kichler.com/warranty
Dimensions	
Base Backplate	5.00 X 4.75
Extension	7.00"
Weight	0.95 LBS
Height from center of Wall opening (Spec Sheet)	3.50"
Height	7.00"
Width	4.75"
Light Source	
Lamp Included	Not Included
Lamp Type	BR30
Light Source	Incandescent
Max or Nominal Watt	65W
# of Bulb/LED Modules	1
Socket Type	Medium
Socket Wire	150"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	0.95 LBS
FIXTURE ATTRIBUTES	
Housing	
Primary Material	ALUMINUM
Product/Ordering Information	
SKU	9234BK



GATE DOWNLIGHT



CAMOSUN STREET



LIGHTING LEGEND	
	PLANTER DOWNLIGHT
	GATE DOWNLIGHT

ISSUED FOR	
1 DEVELOPMENT PERMIT	21/12/21
2 DEVELOPMENT PERMIT RESUBMISSION	22/04/04

REISSUED FOR
DEVELOPMENT PERMIT
APRIL 04, 2022

Scale: 1:100



SHEET NOTES:

- (A) EXISTING SERVICES TO BE CAPPED BY CoV AT DEVELOPERS EXPENSE.
- EXISTING FRONTAGE TO BE REMOVED AND RECONSTRUCTED COMPLETE WITH NEW 2.0M SEPARATED SIDEWALK AND BOULEVARD, 2X50MM CONDUITS AND JUNCTIONS BOXES FOR FUTURE STREETLIGHTS AND UPGRADING EXISTING CATCH BASINS TO CITY STANDARDS INCLUDING REPLACEMENT OF CB LEADS, APPLICANT TO COORDINATE NEW PANDORA BIKE LANES WITH CITY OF VICTORIA AS REQUIRED.
- (B) NEW 6.0m DRIVEWAY AS PER CoV D/W DETAIL TA-64.
- (D) PARKADE ACCESS GRADES TO BE AS PER CoV HIGHWAY ACCESS BYLAW.
- (E) NEW DOMESTIC AND FIRE WATER SERVICE BY CoV AT DEVELOPERS EXPENSE.
- (F) NEW SANITARY SERVICE BY CoV AT DEVELOPERS EXPENSE.
- (G) NEW STORM DRAIN SERVICE BY CoV AT DEVELOPERS EXPENSE.
- (H) CONTRACTOR TO MILL AND FILL 50mm UP TO CENTRELINE FOR ENTIRE FRONTAGE, CONTRACTOR TO REINSTATE PAINT MARKINGS AS REQUIRED.
- (I) EXISTING TREE TO BE CLEARED BY CoV AT DEVELOPERS EXPENSE AND GRUBBED BY CONTRACTOR.
- (J) EXISTING POLE TO BE RELOCATED BY BC HYDRO AT DEVELOPERS EXPENSE. PROPOSED HYDRO SERVICING AS PER BC HYDRO REDLINE.
- (K) REINFORCED GRASS (GRASSCRETE OR APPROVED ALTERNATE) AS REQUIRED FOR BC HYDRO ACCESS TO PMT.
- (L) EXISTING CROSSWALK SIGNAL TO BE RELOCATED/UPGRADED AS PER CoV NEW PANDORA BIKE LANES PROJECT.
- (M) CONTRACTOR TO UPGRADE/RELOCATE EXISTING CATCH BASIN AND LEADS TO CITY STANDARDS.
- (N) PRELIMINARY STORM CONNECTION FROM PROPOSED RAIN GARDEN TO EXISTING MAIN.
- (O) HYDRO SERVICING SHOWN TO NEW PMT LOCATION. REFER TO BC HYDRO PLANS FOR DETAILED SERVICING.
- (P) EXISTING TREE TO BE REMOVED. REFER TO LANDSCAPE PLANS FOR DETAILS.
- (Q) EXISTING TREE TO REMAIN. REFER TO LANDSCAPE PLANS FOR DETAILS.
- (R) ONSITE RAINGARDEN. REFER TO LANDSCAPE PLANS FOR DETAILS.
- (S) PROPOSED LOCATION FOR THIRD PARTY UTILITY GAS SERVICING. LOCATION TO BE DETERMINED AS PER FORTIS BC PLANS.



KEY PLAN
NTS

SITE PLAN
H 1:200

PRELIMINARY CIVIL PLAN

LEGEND

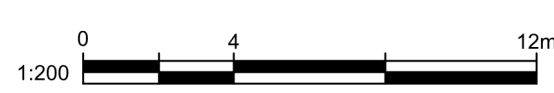
LS	CLEANOUT	DITCH
PP	CATCHBASIN	METER
UE	MANHOLE	FLUSH VALVE
G	SERVICE RISER	VALVE
W	MOUNTABLE CURB	REDUCER
S	NON-MOUNT. CURB	HYDRANT
D	EDGE ASPHALT	AIR VALVE



**1270 -1286 PANDORA
1516 CAMOSUN
PRELIMINARY CIVIL PLAN**

Scale
horiz. 1:200 Scale N/A
vert.
Sheet 1 of 1
Eng. Project No. 33318

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com



**** CAUTION ****
 ADDITIONAL POLE STABILITY MAY BE REQUIRED
<https://www.bchydro.com/accounts/billing/electrical-connections/distribution-standards.htm>
 ES55 E3-04 GUIDE FOR
 CIVIL EXCAVATION NEAR DISTRIBUTION POLES

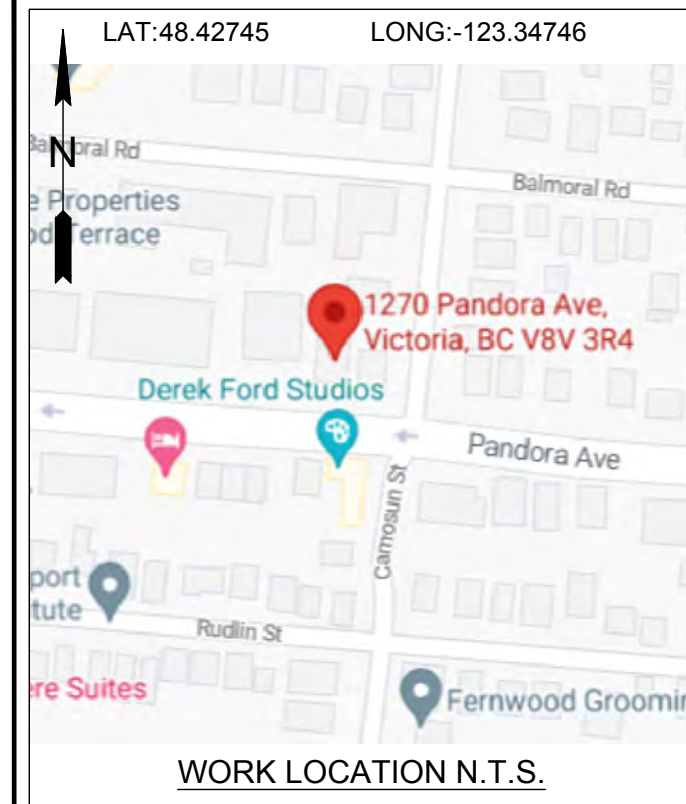
DISCLAIMER
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UNDERGROUND UTILITY CHECKS

Utility	Within 1m of Plant Location (as per Design BC 1 Call) Y/N
Gas	
Water	
Sanitary Sewer	
Storm Sewer	
Telephone	
Cable	
Electrical	
Other	

Design BC 1 Call # 20214414965
 Construction BC 1 Call #
 Construction BC 1 Call Renewal Date

For Mechanical Excavation within 1 metre of plant, utilities must be exposed by hand digging, unless the utility / pipeline owner requested a different excavation method.
 Design BC 1 Call Ticket number valid for planning purposes only. Ticket refresh by a Construction BC 1 Call must be completed.

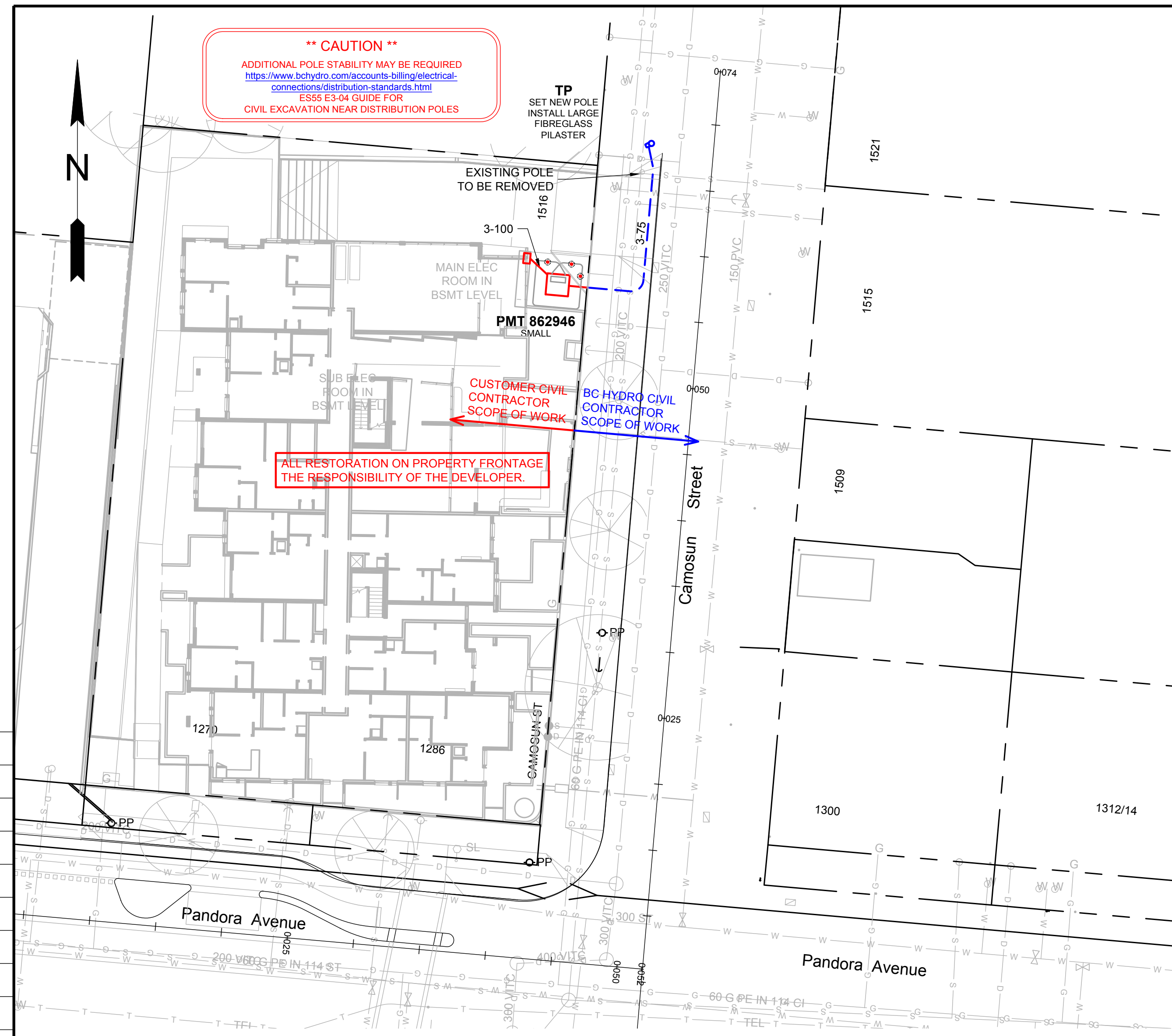


WORK LOCATION N.T.S.

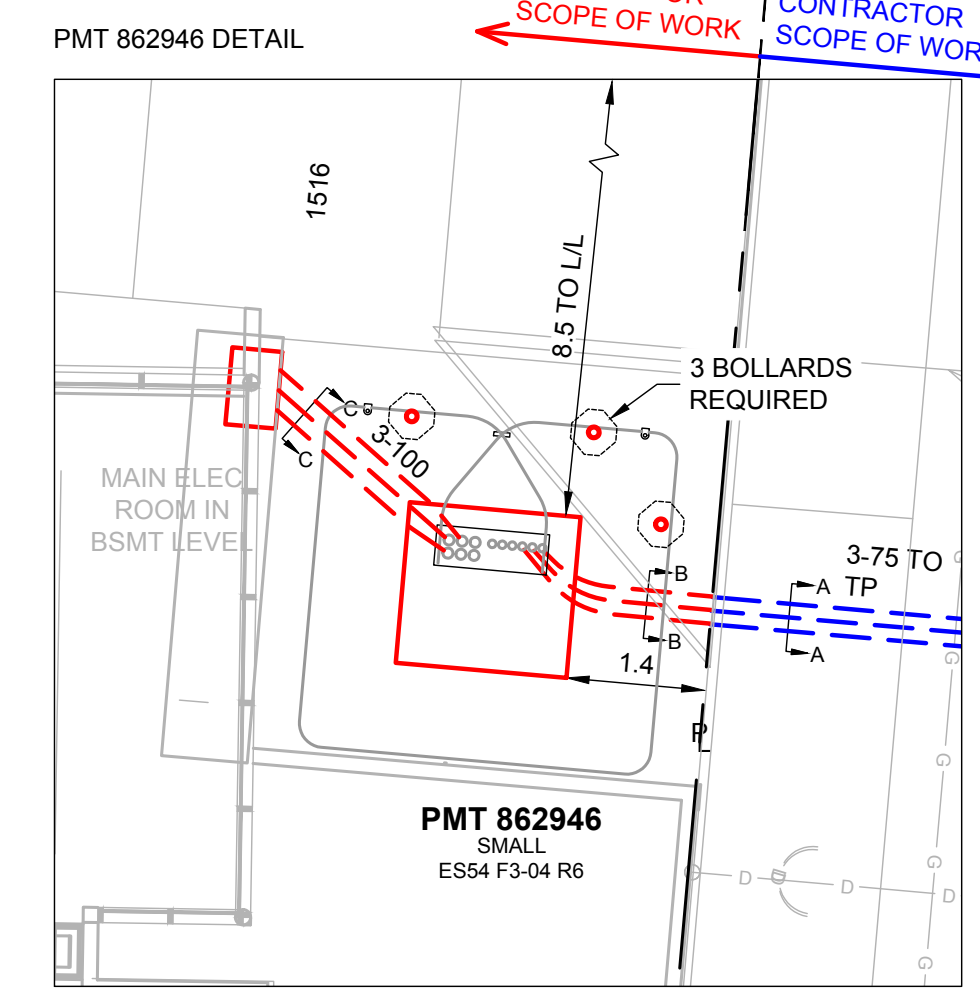
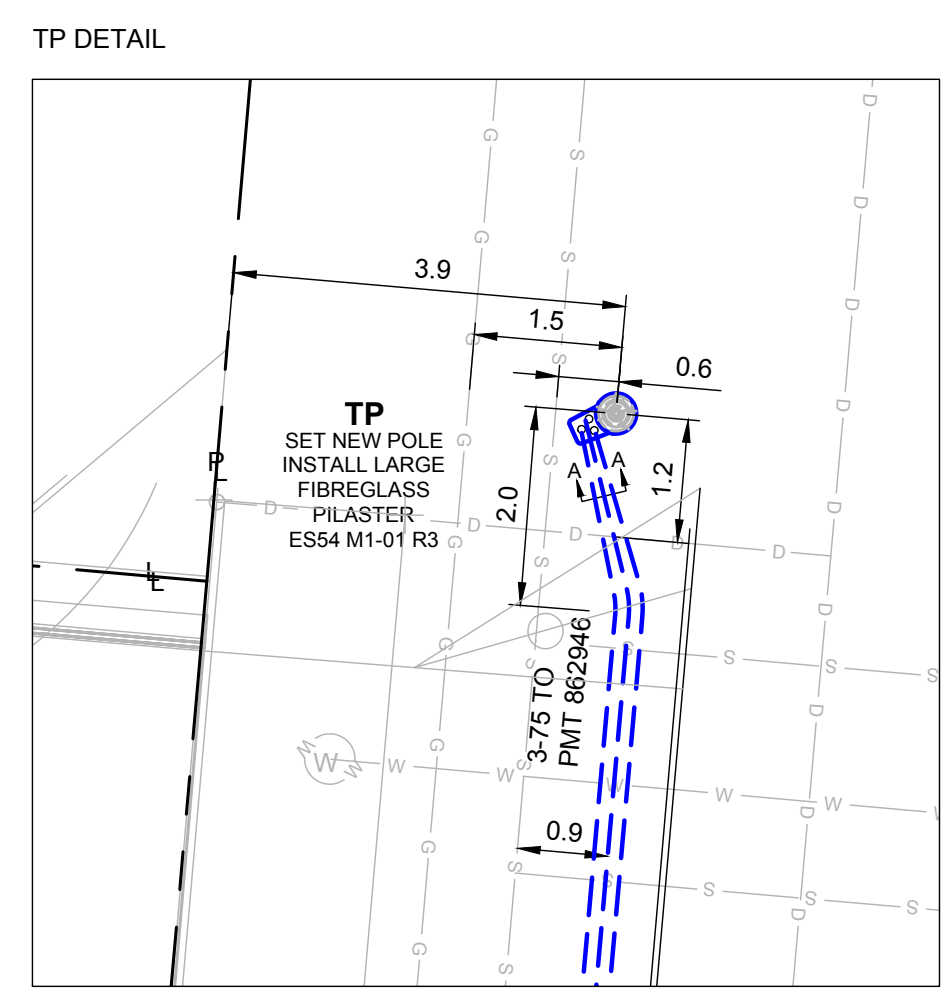
BC ONE CALL
 CALL BEFORE YOU DIG
 1-800-474-6886
 CALL AT LEAST 3 FULL WORKING DAYS BEFORE YOU PLAN TO DIG

- CIVIL SPEC. 1323 NOTES:**
- BC HYDRO UNDERGROUND CIVIL INSPECTOR MUST BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
 - ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CLASS OF WORK SPECIFICATION 1323 AND BC HYDRO UNDERGROUND DISTRIBUTION ENGINEERING STANDARDS SERIES ES53 AND ES54.
 - ANY CHANGES NEED TO HAVE PRIOR APPROVAL OF BC HYDRO CIVIL INSPECTOR.
 - UNLESS OTHERWISE NOTED ON TRENCH DETAILS OR REQUIRED PER ES 54 H0-02.02, ALL CONDUIT INSTALLATION FOR BC HYDRO ON PUBLIC OR PRIVATE PROPERTY SHOULD HAVE MIN. 0.9m COVER AND ANY FACTORY BEND MUST HAVE A MIN. RADIUS OF 0.9m.
 - ALL UTILITIES (EXCEPT TELUS) MUST MAINTAIN A 0.9m HORIZONTAL AND 0.3m VERTICAL SEPARATION FROM BC HYDRO DUCT UNLESS DIRECTED OTHERWISE BY BC HYDRO CIVIL INSPECTOR.
 - OTHER UTILITIES SHOWN ON THE CIVIL DRAWING ARE FOR REFERENCE ONLY. PROVE LOCATION OF ALL UTILITIES IN THE WORK AREA BEFORE CONSTRUCTION. FOR CURRENT INFORMATION CONTACT BC ONE CALL.
 - ALL OFFSETS INDICATE CENTERLINE OF BC HYDRO PLANT.
 - METRES EXPRESSED IN DECIMALS, MILLIMETRES IN WHOLE NUMBERS.
 - TRANSFORMER MUST BE A MIN. OF 1.5m BEHIND NON-MOUNTABLE CURB OR PROTECTED. FINAL NUMBER AND LOCATION OF PROTECTION POSTS TO BE DETERMINED IN THE FIELD BY BC HYDRO CIVIL INSPECTOR.
 - FOR TRANSFORMER PAD COUNTERPOISE CLEARANCES TO OTHER UTILITIES AND UNDERGROUND CONDUCTIVE SURFACES, SEE ES54.
 - MIN. OFFSET FOR BC HYDRO DUCTS, IN JOINT TRENCH, FROM PROPERTY LINE IS 1.2m, UNLESS OTHERWISE NOTED.
 - STUB SERVICE DUCT 1.0m FROM PROPERTY CORNER AND 1.0m INTO THE LOT UNLESS OTHERWISE NOTED. IT IS THE RESPONSIBILITY OF THE RESOURCE THAT IS PERFORMING THE INSTALLATION OF THE PROPOSED CIVIL WORKS TO PROVIDE BC HYDRO WITH A RECORD DRAWING(S) OF THE CONSTRUCTION. THE RECORD DRAWING(S) MUST BE RECEIVED AND ACCEPTED BEFORE ELECTRICAL WORK WILL COMMENCE.

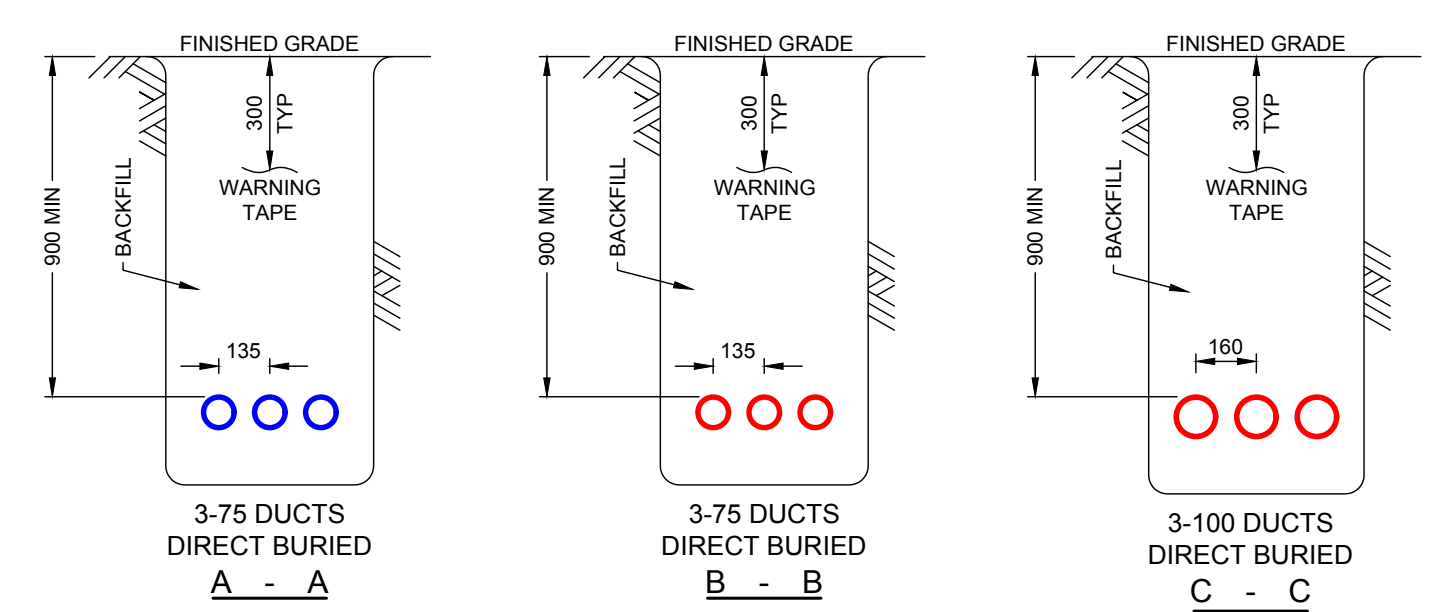
NOT FOR CONSTRUCTION
ISSUED FOR REVIEW



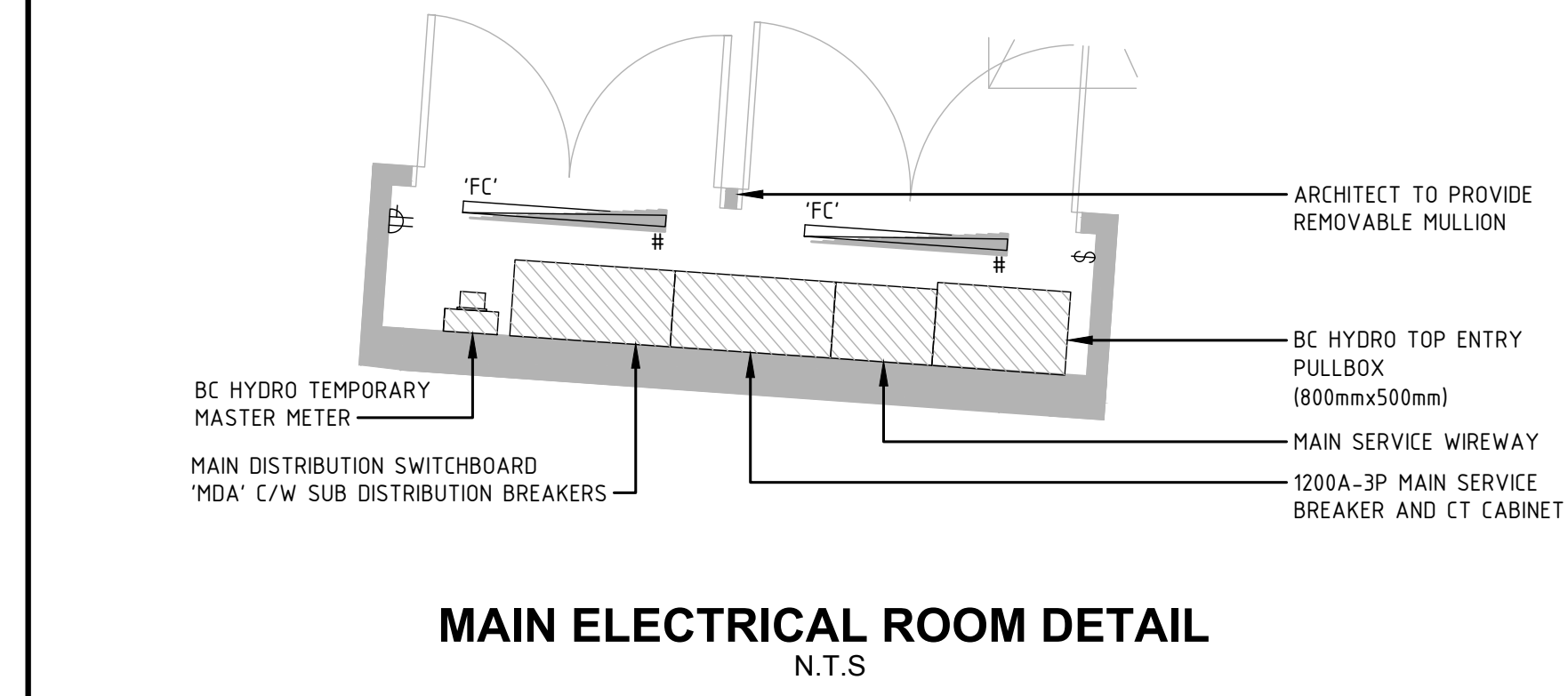
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 1:250



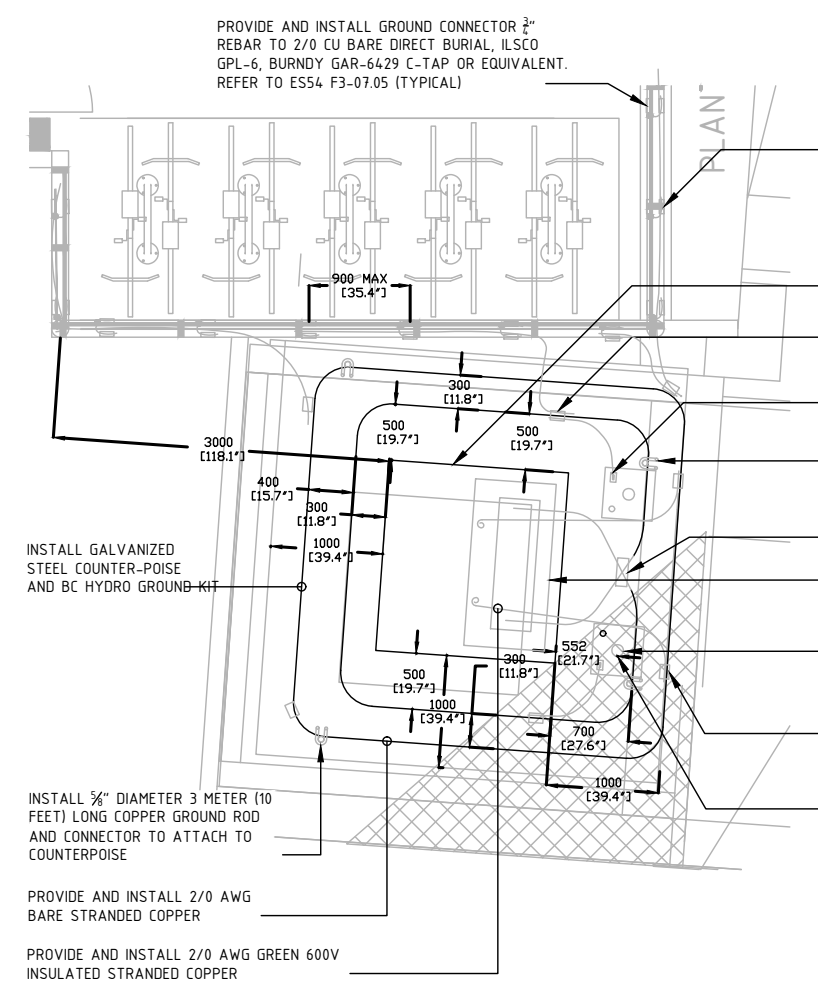
DETAILS
 N.T.S



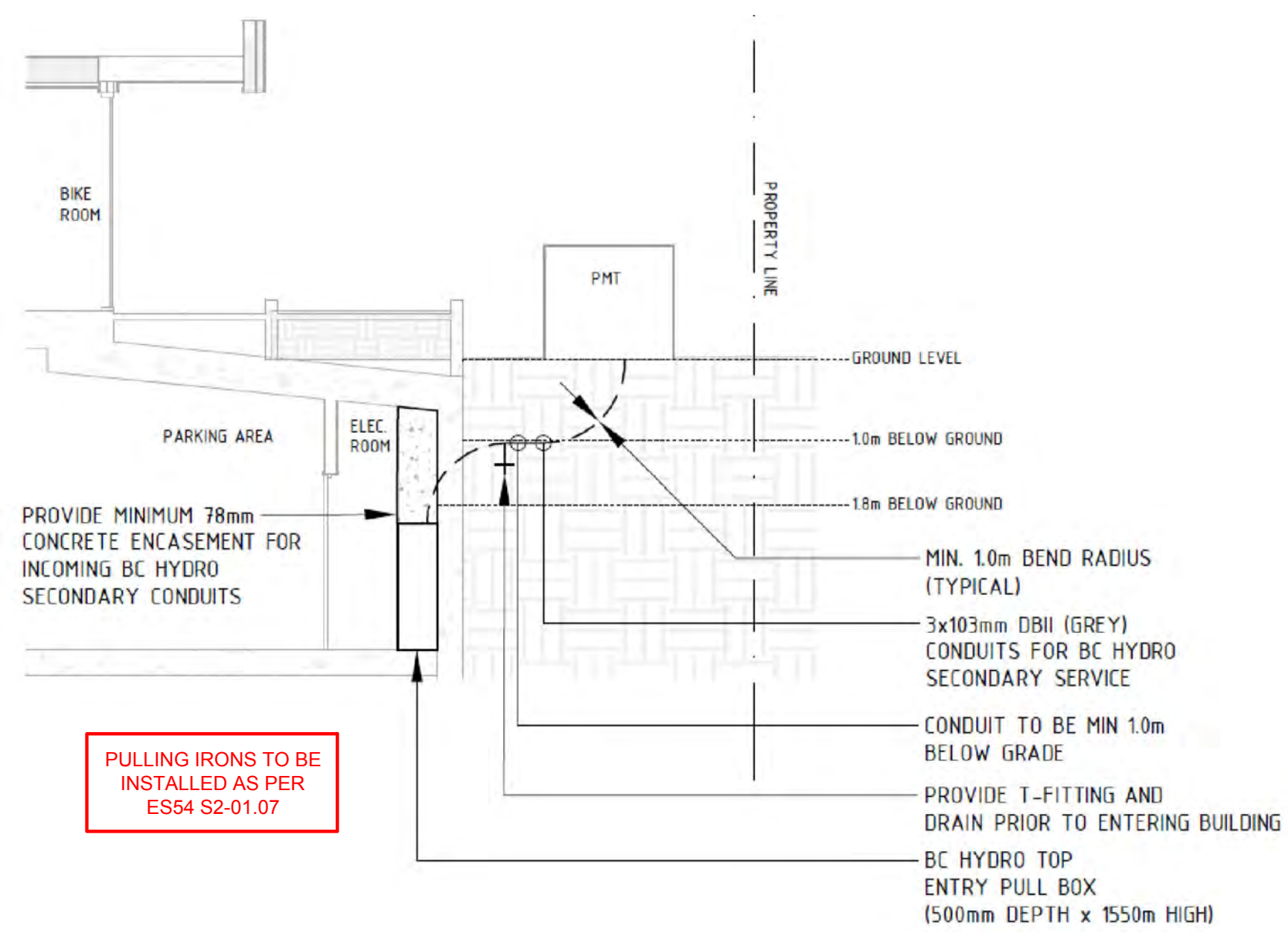
TRENCH DETAILS
 N.T.S



MAIN ELECTRICAL ROOM DETAIL
 N.T.S



BC HYDRO COUNTERPOISE AND CUSTOMER GROUNDING DETAIL
 N.T.S



SECONDARY DUCT PROFILE
 N.T.S

CUSTOM NOTES HERE IF REQUIRED

CIVIL PLAN LEGEND:

BC HYDRO RESPONSIBILITY	CUSTOMER RESPONSIBILITY
NEW DUCT	EXISTING DUCT
FIELD COMPLETED DUCT	
SERVICE BOX	
TERMINAL POLE	
LOW PROFILE TRANSFORMER (LPT-PYRAMID PAD)	
LOW PROFILE TRANSFORMER (LPT)	
PAD MOUNT TRANSFORMER (PMT)	
3Ø & 1Ø JUNCTION & PULL BOXES (332, 632, 832 & 1232)	
PRECAST MANHOLE	
VISTA SWITCH SUBMERSIBLE (VSWB)	
VISTA SWITCH ABOVE GROUND (VSWA)	

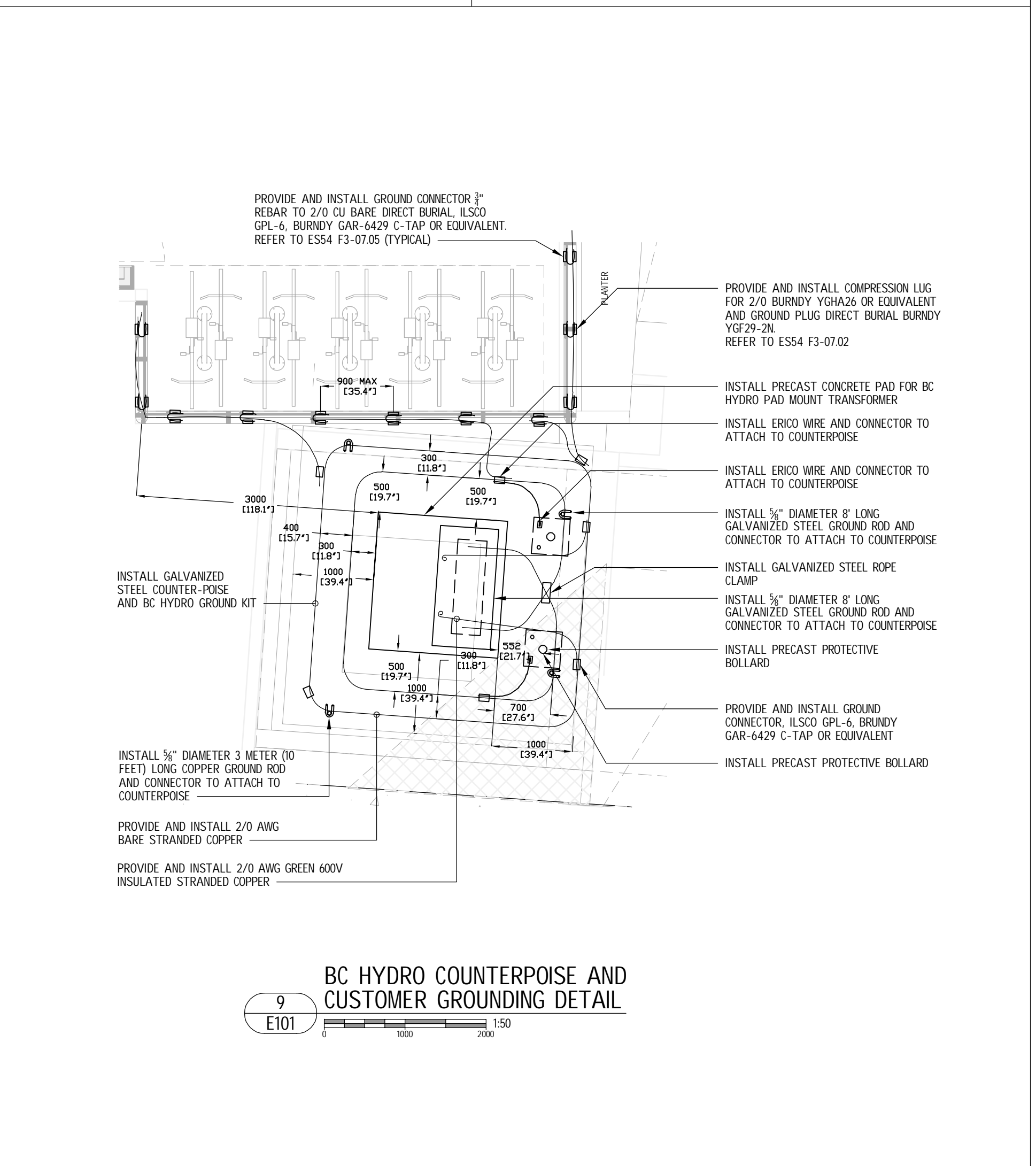
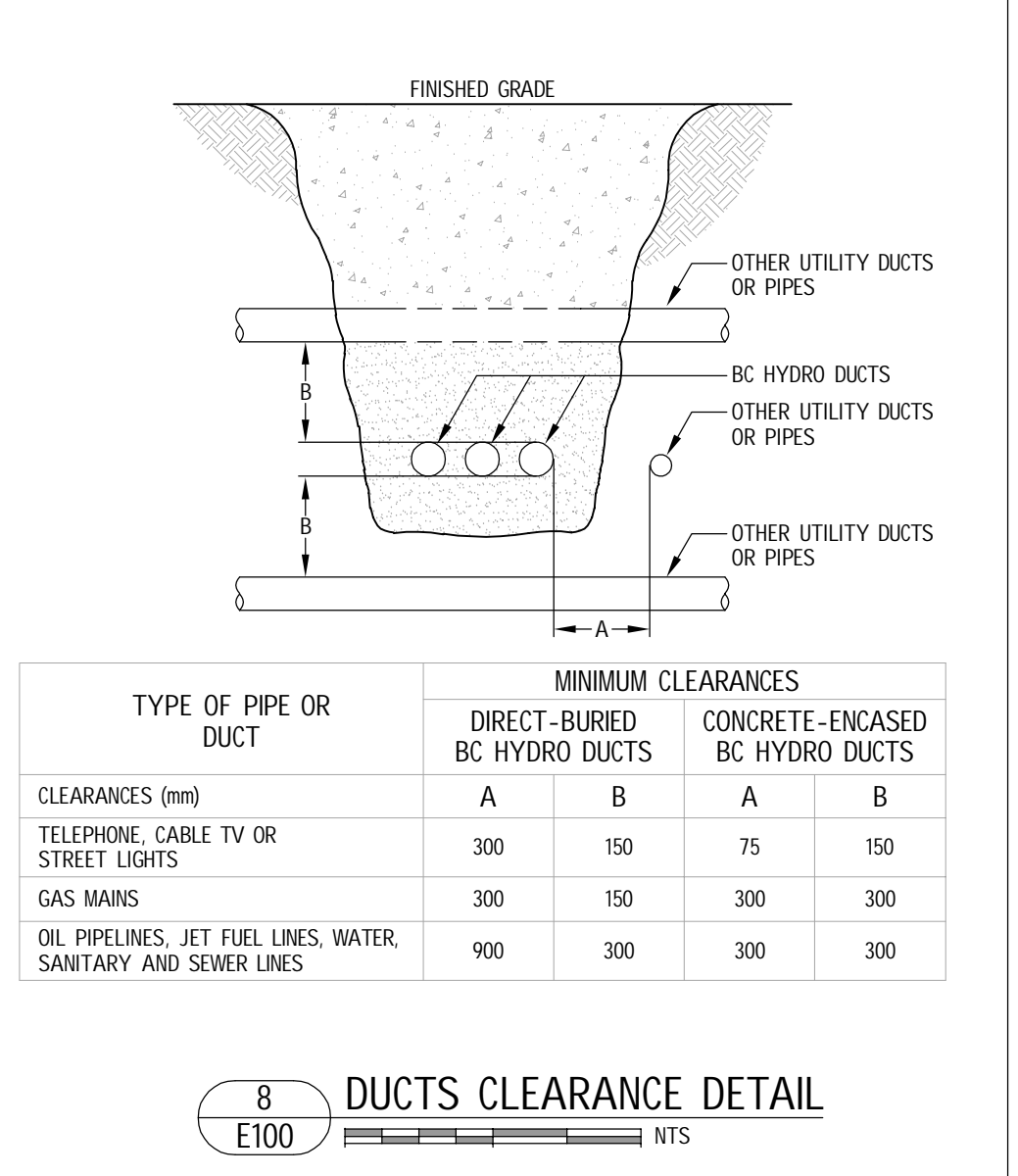
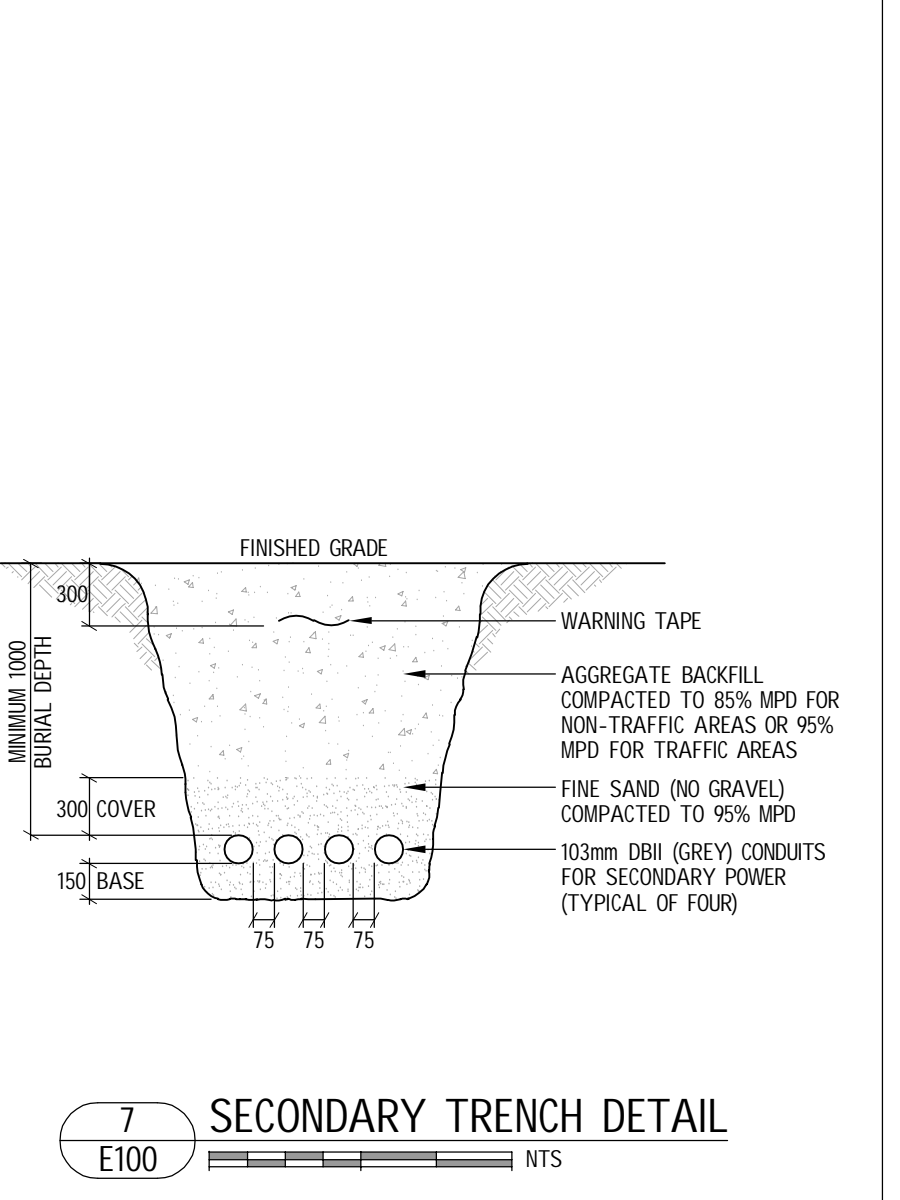
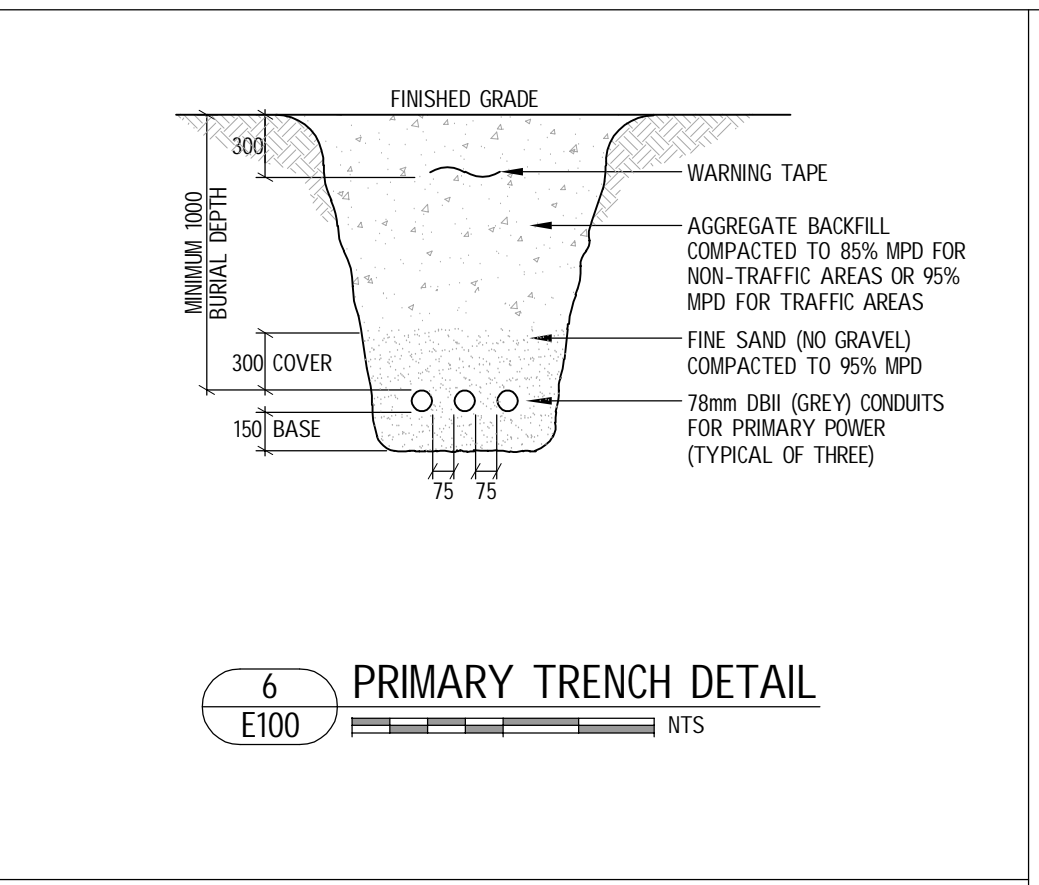
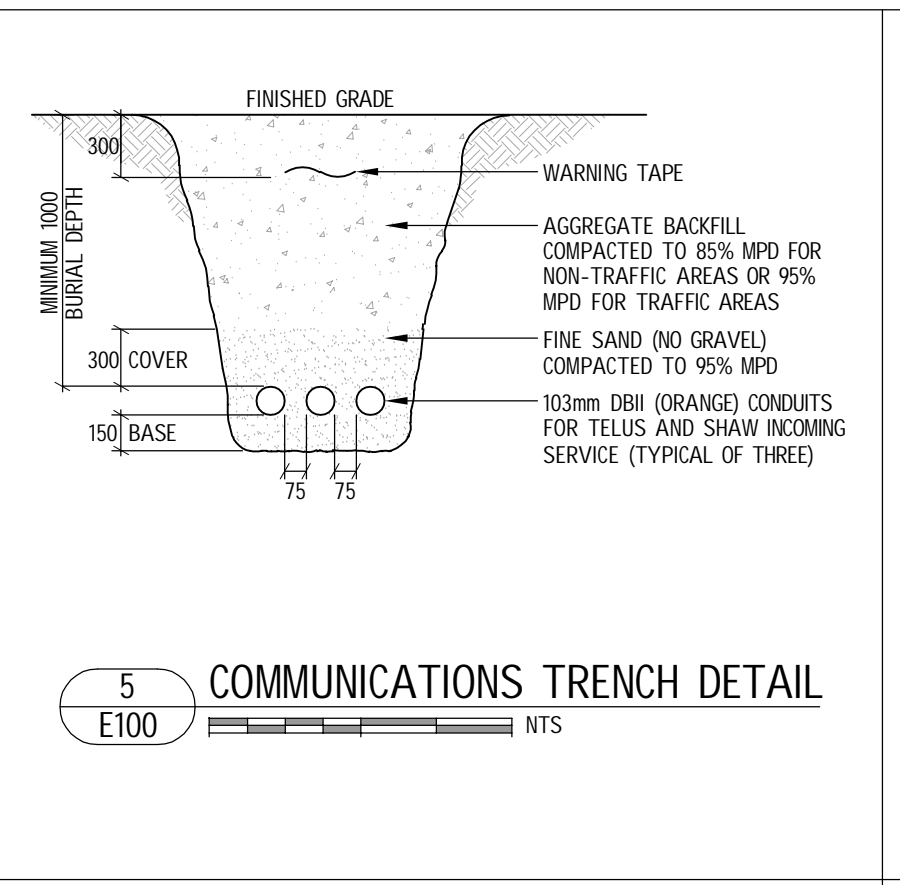
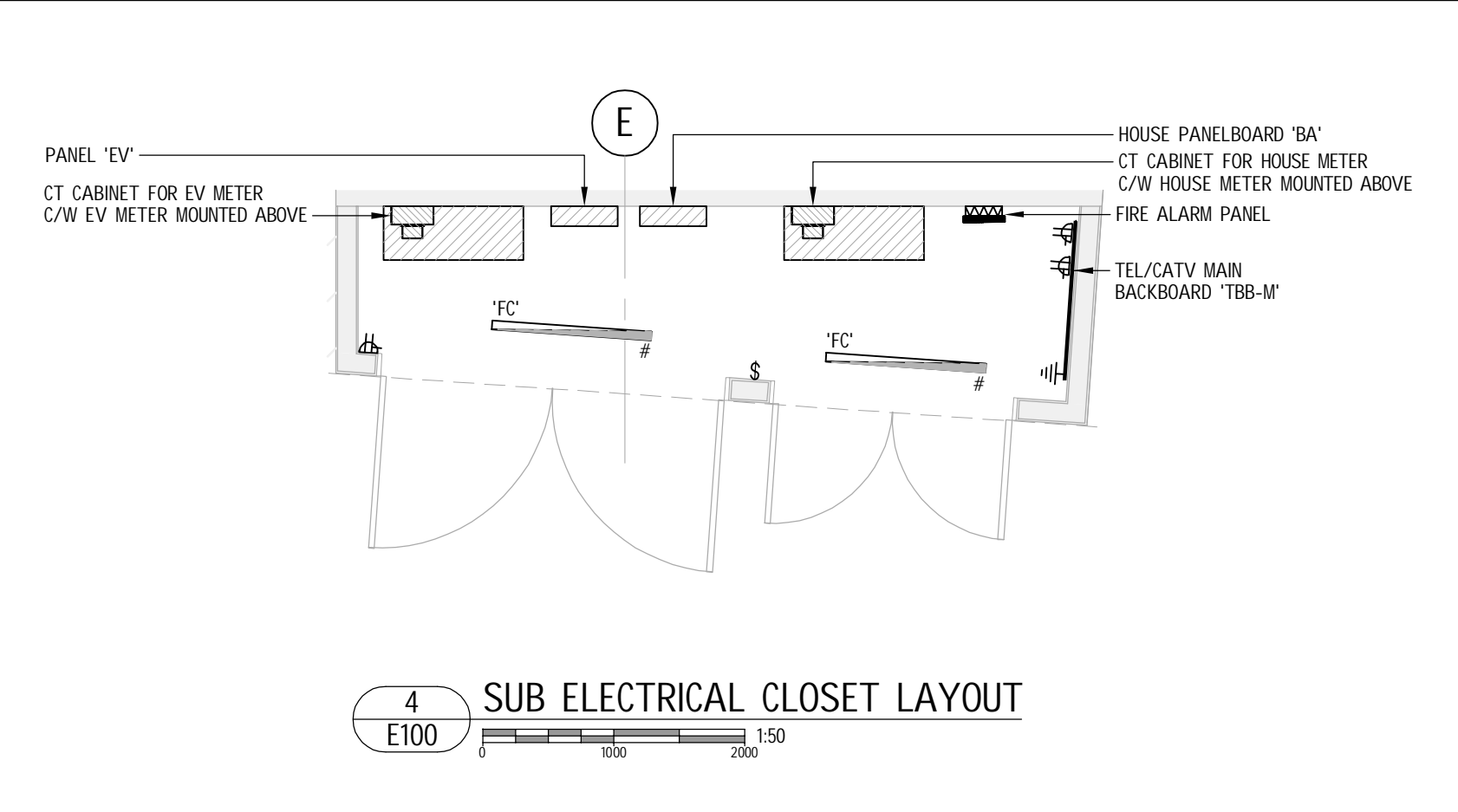
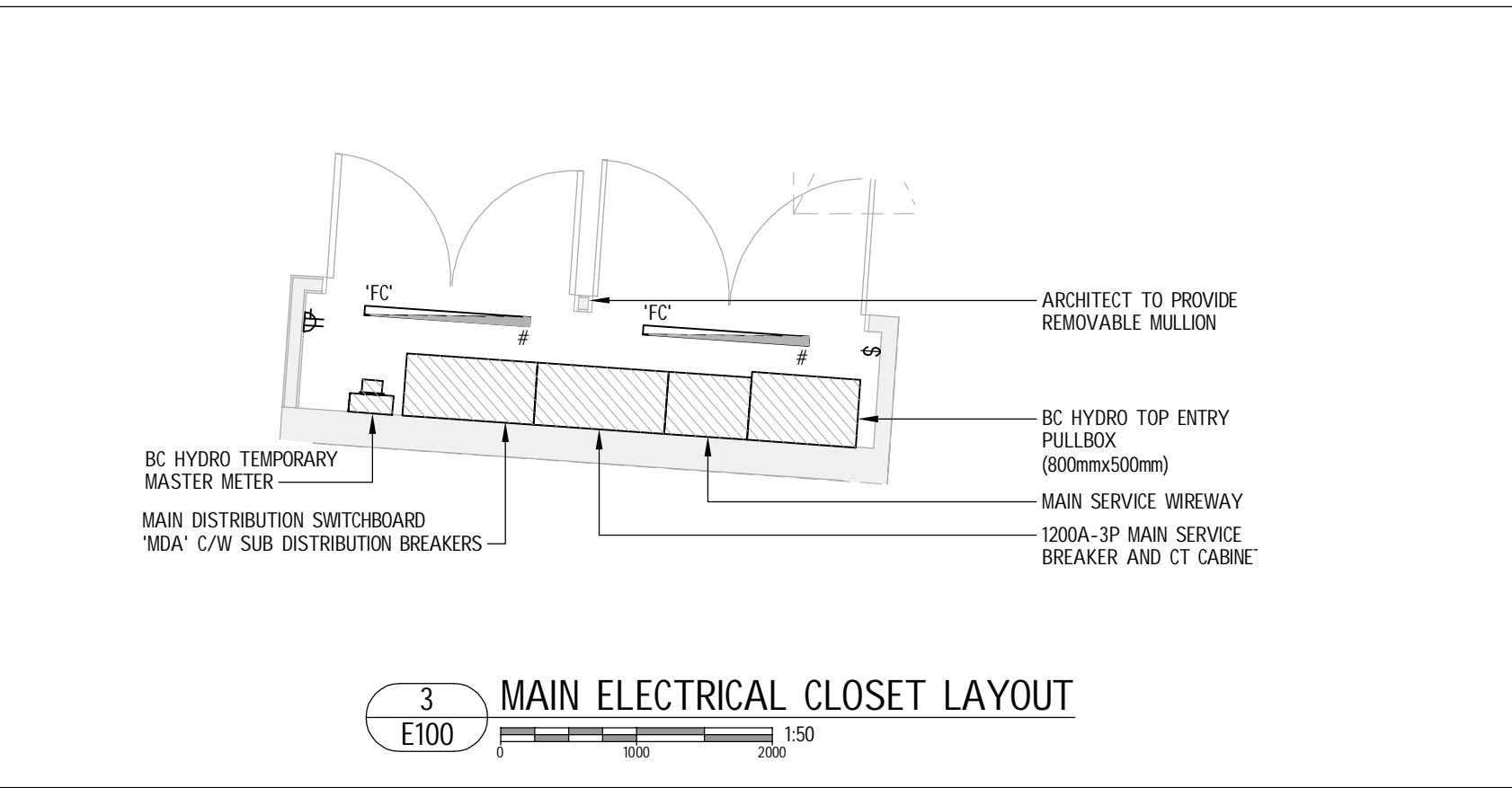
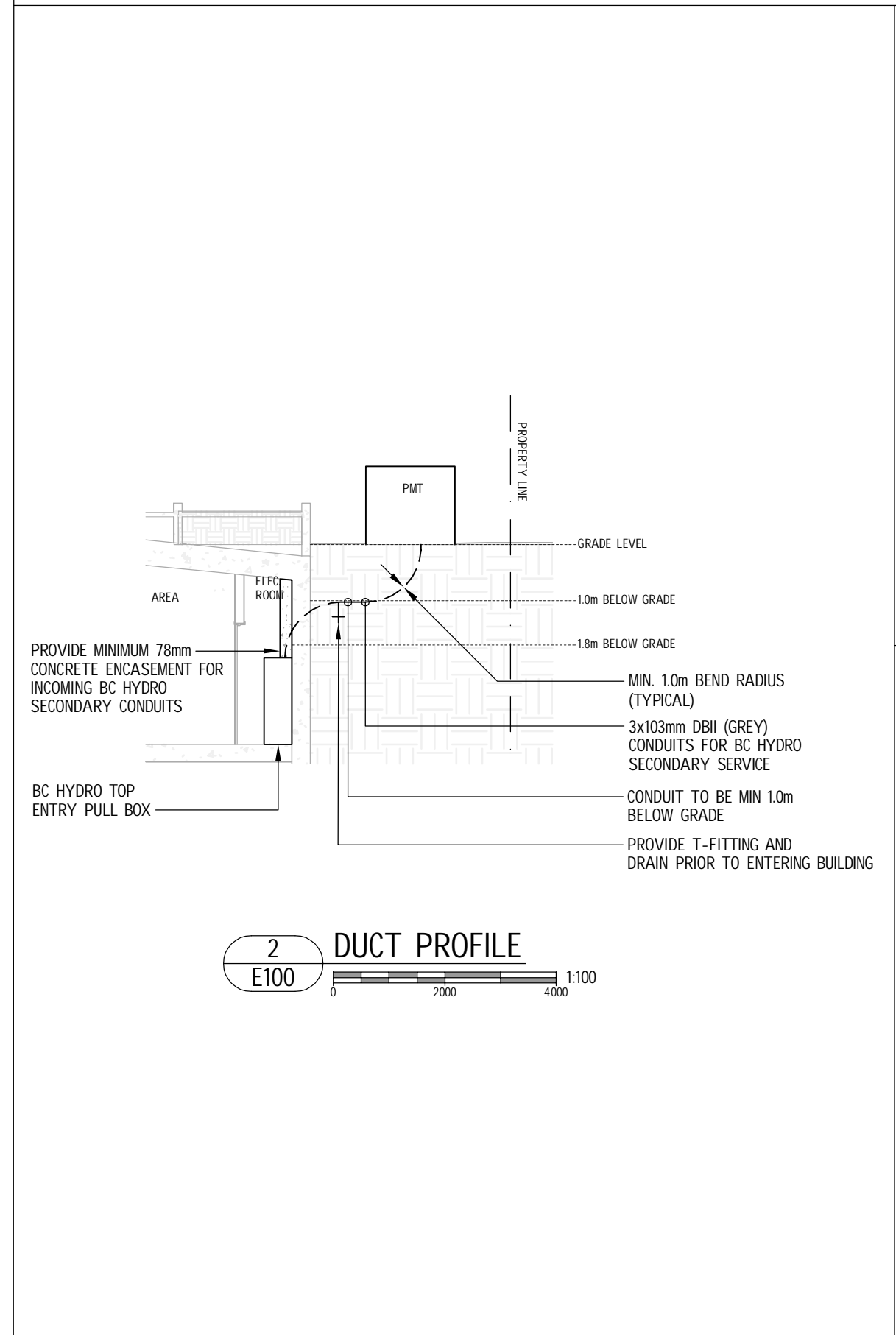
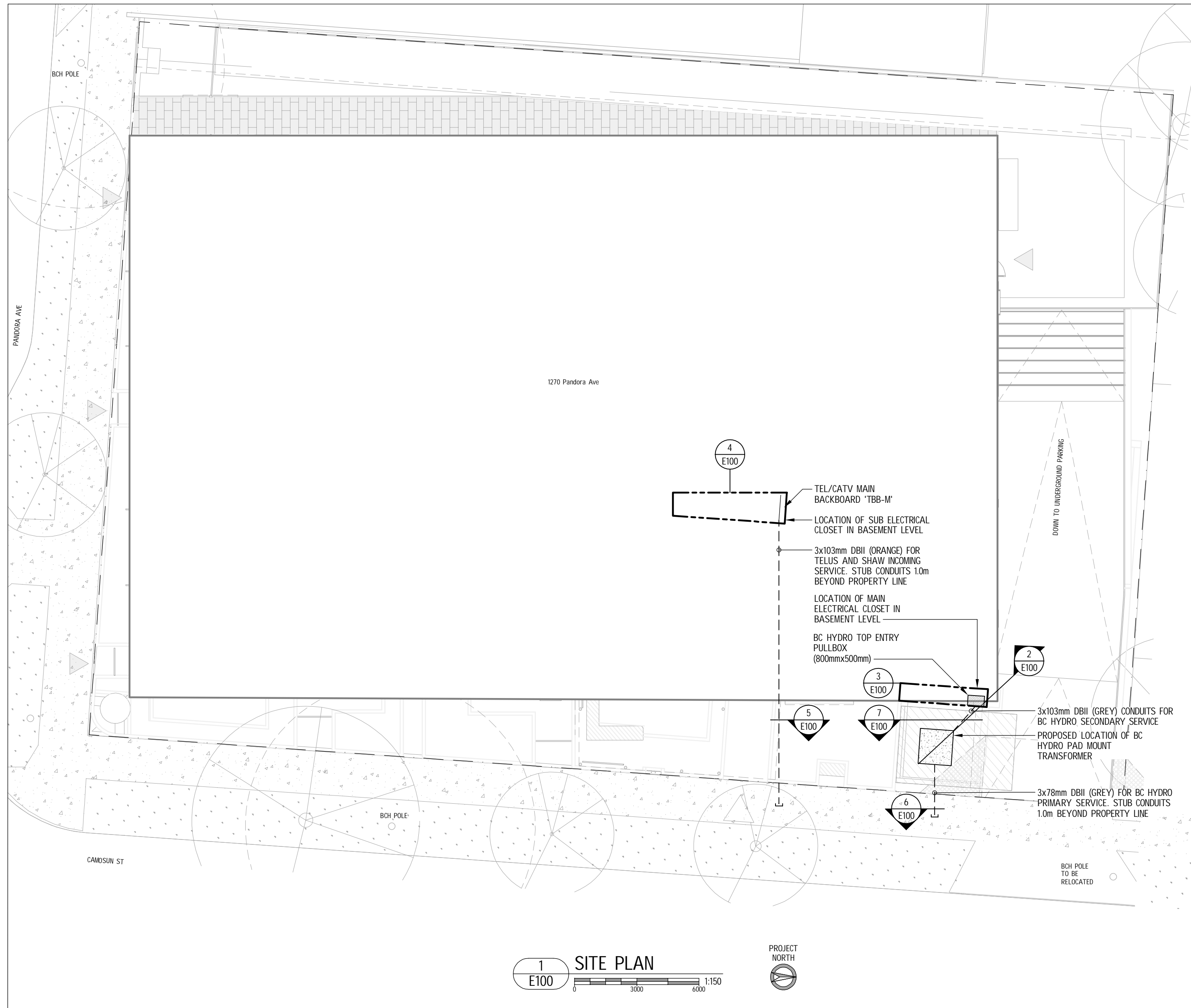
REFER TO ES53 AND ES54 UNDERGROUND STANDARDS

G:\DD\5_MCLAREN_CHECKOUT\Zou Michael\WORK IN PROGRESS\500-U07-08680_A2FB.1.dwg
 Drawing Unit = Metric (0)
 ZOU, MICHAEL
 2/21/2022 1:58 PM

NO	DRAWING NUMBER	DRAWING TITLE	REVISIONS	REMARKS	DESIGN NUMBER	0004364970	DSGN	M.DUNHAM	DATE	2022MAR21	DIST	DRAWING NUMBER	500-U07-08680	REPORT NUMBER	FIG NO	SIZE	REV
0		D#0004364970 - NEW DRAWING			WORK ORDER NUMBER		INDEF CHK										
					CSA S250 ACCURACY NAD83 - 10UTM		DFTG CHK	M.ZOU									
					BASE ACCURACY LEVEL: 4 +/- 1000 mm		INSP	T.BELLAVIE									
					ASB ACCURACY LEVEL: 4 +/- 1000 mm		REV										
							ACPT										

BC Hydro

SOUTH VANCOUVER ISLAND VICTORIA POWER DISTRICT UNDERGROUND DUCT AND STRUCTURES FOR 800A DIP SERVICE 1270 PANDORA AVE, VICTORIA SHEET 1 OF 1



LEGEND

GENERAL

WP WEATHERPROOF DEVICE

POWER

- ⊕ DUPLEX 5-15R RECEPTACLE
- ⊕ ABOVE COUNTER DUPLEX 5-20R RECEPTACLE
- ⊕ DUPLEX 5-20R RECEPTACLE
- ⊕ ABOVE COUNTER DUPLEX 5-15R GFCI RECEPTACLE
- ⊕ ABOVE COUNTER DUPLEX 5-20R GFCI RECEPTACLE
- ⊕ RANGE RECEPTACLE
- ⊕ DRYER RECEPTACLE
- ⊕ WASHER RECEPTACLE
- ⊕ DISHWASHER RECEPTACLE
- ⊕ DISHWASHER RECEPTACLE
- ⊕ FRIDGE RECEPTACLE
- ⊕ RECESSED TV BOX C/W DUPLEX 5-15R RECEPTACLE AND COMBINATION COAX AND DATA OUTLET
- ⊕ PEDESTAL C/W DUPLEX 5-20R GFCI WEATHERPROOF RECEPTACLE
- ⊕ DISCONNECT SWITCH
- ⊕ MOTOR CONNECTION
- ⊕ MECHANICAL EQUIPMENT CONNECTION

COMMUNICATIONS

- ⊕ TELEPHONE OUTLET
- ⊕ COMBINATION COAX AND DATA OUTLET

FIRE ALARM

- ⊕ SMOKE DETECTOR
- ⊕ MANUAL PULLSTATION
- ⊕ MINI HORN
- ⊕ HORN C/W STROBE
- ⊕ SPRINKLER FLOW SWITCH
- ⊕ TAMPER/SUPERVISORY SWITCH
- ⊕ SPRINKLER PRESSURE SWITCH

EMERGENCY

- ⊕ LUMINAIRES ON EMERGENCY CIRCUIT OR 24HOUR CIRCUIT AS INDICATED ON PLANS AND SPECIFICATIONS
- ⊕ SELF CONTAINED EXIT SIGN, DIRECTIONAL ARROWS AS INDICATED

LIGHTING CONTROLS

- ⊕ LINE VOLTAGE SWITCH: GANGED AS SHOWN
- ⊕ THREE-WAY LINE VOLTAGE SWITCH: GANGED AS SHOWN
- ⊕ WALL MOUNTED LINE VOLTAGE OCCUPANCY/VACANCY SENSOR
- ⊕ CEILING MOUNTED LINE VOLTAGE OCCUPANCY/VACANCY SENSOR

LIGHTING

- ⊕ RECESSED ROUND DOWNLIGHT LUMINAIRE
- ⊕ SURFACE MOUNTED LUMINAIRE
- ⊕ WALL MOUNTED LUMINAIRE
- ⊕ PENDANT MOUNTED LUMINAIRE
- ⊕ SURFACE MOUNTED LINEAR LUMINAIRE
- ⊕ TAPE LIGHT C/W ALUMINUM CHANNEL

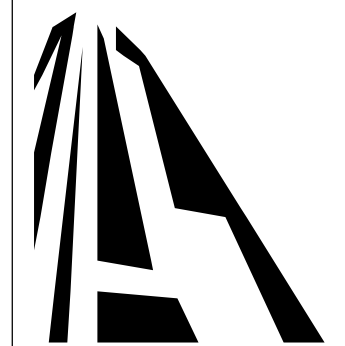
SECURITY

- ⊕ CARD READER

HEATING

- ⊕ THERMOSTAT
- ⊕ THERMOSTAT C/W THERMOPLASTIC COVER
- ⊕ ELECTRIC BASEBOARD HEATER, WATTAGE AS INDICATED
- ⊕ ELECTRIC BASEBOARD HEATER C/W BUILT IN ELECTRONIC THERMOSTAT, WATTAGE AS INDICATED

NO.	DESCRIPTION	DATE
3	BC HYDRO REVIEW	22-03-02
2	BC HYDRO REVIEW	22-02-17
1	PRELIMINARY PRICING	21-08-18



CASCADIA ARCHITECTS INC

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Project

1270 Pandora Ave

Homesphere Developments

Sheet Name

SITE PLAN

Drawn	Checked
Y	PL

Date July 22, 2021

Scale	Project #
AS INDICATED	1-21-025

Revision	1
----------	---

Sheet # E100

* NOT FOR PRICING *

DRAFT



April 7th, 2022

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Attention: Mayor, Council & Staff

**Re: Pandora and Camosun – Application for Rezoning and Development Permit – Revision 1
(Property addresses: 1516 Camosun Street, 1270 & 1286 Pandora Avenue)**

Introduction & Overview

H Development, Cascadia Architects, Biophilia Design Collective and the entire Consultant Team are pleased to present you with our application for this proposed multi-residential development, including 46 mid-range strata condominiums ranging from studios to three bedroom units. The proposal will include 3 affordable homeownership units on site. We are requesting to amend the property from the current R3-2 Zoning to a new site-specific zoning. As a local development team, we understand the significance of this site to the neighbourhood and our growing city. This application is a product of an extensive study of the property, our experienced Consultant Team, correspondence with City of Victoria Planners & Staff, the relevant Official Community Plan (OCP) objectives and the Fernwood Community Association Land Use Committee.

Policy Context & Site Characteristics

The three parcels encompassed by the proposal are 1725m² in total area. The subject site is located in Fernwood, within the Urban Residential Urban Place Designation as outlined in the OCP. This envisages low-rise and mid-rise multi-unit residential buildings up to 6 storeys with densities up to 2:1. Notwithstanding the above, the site is zoned R3-2 Multiple Dwelling District which permits densities ranging up to 1.6:1. The Fernwood Neighbourhood Plan is also relevant. This suggests that 3-4 storey apartment buildings may be appropriate at this location. The proposal neighbours an existing 4-storey building along its West, an existing 3-storey building to its North and single-family dwellings across the street to the East and a mix of 2-storey commercial buildings across Pandora Avenue to the South.

Site Layout & Building Form

This proposal seeks to provide a more urban, ground-oriented building that is compatible with the evolving neighbourhood. The building steps back from Pandora Avenue, matching the apparent height of neighbouring buildings to maintain the character and continuity of the street 'wall', while also providing a livelier urban connection to the street than the older multi-unit buildings along Pandora Avenue. The garden entry typology of the building at grade matches similar traditional single family and rowhouse buildings in the neighbourhood and presents a friendly face to the street with trees and landscaping along the West, East and South sides of the building. While the building is 5-storeys at the center of the lot, the South and North ends of the building step to 3 storeys. The building's stepped massing and laneway serve to reduce the apparent scale of the building from the street and maximize the views and sunlight for neighbouring properties. In this way it is designed to fit in with the varied scale of its immediate neighbours, while creating terraces with outdoor space for tenants and opportunities for potted landscaping and play areas at upper floors. By strategically setting upper floors back where it is beneficial for neighbouring buildings, this

building concentrates its mass where it is best suited. The building also sits at an angle to the property lines and neighbouring buildings to minimize overlook conflict and maximize light and views.

Advancement of Plan Objectives & Public Amenities

H Development is committed to developing a quality project and to contributing to the long-term neighbourhood amenities and municipal goals. This proposal can achieve a greater number of plan objectives and public amenities, including:

Strategic Location

- The subject site is located on Pandora Avenue, a secondary arterial. Pandora Avenue is a walkable major street with pedestrian activated signals, a frequent transit route, a proposed two-way protected bike lane, and located within 1.0 km of a rapid transit route.
- Central location with access between neighbourhoods, the urban core, and large urban villages. Fernwood Village and North Park Village are within 500m.

Housing Amenities

- Range of housing types and sizes, from studios, to 3-bedroom family sized units. The project includes 10 ground-oriented units with exterior doors, gardens and patios increases the ground-level activity.
- Projected number of new households needed by 2025 is estimated to be 2900. The project addresses projected demand with a focus on mid-range and diverse housing types (65% studios to 1-bedroom) while ensuring adequate provision of larger family homes as well (35% 2-bedroom to 3-bedroom).
- Rental covenants will be registered, allowing for long-term rentals.

Affordability

- H Development proposes to contribute \$20 per square foot of bonus floor space (above the existing zoning density of 1.6:1). In the current proposal, this would amount to \$150,000.
- H Development proposes to include three (3) affordable home ownership units in addition to the required cash-in-lieu contribution. This exceeds the affordable housing and amenity contribution targets outlined in the Inclusionary Housing and Community Amenity Policy. The proposed affordable home ownership units would be comprised of two (2) Jr. 1-Bedroom units and one (1) Studio unit sold at fifteen (15%) percent below-market prices. H Development will partner with a non-profit organization and/or government agency to administer and secure the affordable homeownership units. H Development has started preliminary discussions with the Capital Region District (CRD) to administer the units under their existing program that targets moderate household income levels, first-time homebuyers & CRD residents. H Development continues to explore other emergent programs as it works toward the goal of delivering affordable homeownership units on-site.

Neighbourhood Amenities

- Landscape feature located at the corner of Pandora Avenue and Camosun Street provides a moment of visual interest and a further contribution to the creation of a high-quality public realm.
- One public bench along Pandora Avenue and one public bench on Camosun Street, to sit and enjoy a coffee, to socialize while out walking the dog, or walking home from school with classmates, to tie your shoe while out for a run, or take a moment's rest from a walk through the Fernwood neighbourhood.
- Provision of 1 car-sharing vehicle (MODO), which will be available to the building's residents and others in the neighbourhood.
- Streetscape improvements near a busy intersection.

Urban Design

- Integration of high-quality urban design, architecture and landscape.

- Terraced design that suits the neighbourhood and an added back lane; the building will contribute significantly to the green space on the street and around the edges of the site.
- Common patio space allowing for dining at a large table and more casual seating along a bar top; with a BBQ connecting the two spaces. This area will also be covered for year round use while still enjoying natural light, as the cover is proposed to be a combination of glass with wood frame. In addition, there will be a heated lounging area.
- The parkade is designed to allow for large trees on undisturbed soil along the West side of the site. While 15 trees are being removed, 26 new trees will be planted contributing 11 additional trees to the urban forest.
- The building's materials reflect the architectural features and character of the neighbourhood. This will enhance the public realm along Pandora Avenue and Camosun Street via the quality of design, materials and detailing.
- Addition of rain gardens, to assist with stormwater and rainwater management. This will create a natural watercycle to protect our waterways and keep our water clean.

Sustainability

- Adding new homes in accessible locations strengthens the City's fight against climate change, as reducing automobile trips is the most significant component of reducing greenhouse gas and emissions.
- The building will be designed and constructed to BC Step Code 3.

Transportation

- Provision of 1 car-sharing vehicle (MODO), which will be available to the building's residents and others in the neighbourhood.
- At-grade long-term bicycle parking, exceeding expected bicycle parking demand for all uses on the site: there are also ground floor cargo bike stalls, charging for e-bikes, bike kitchen and dog/bike wash station conveniently accessible for residents. Short-term bicycle parking is in front of the building, and under an overhang to provide shelter. These provisions will service individuals, family cyclists and visitors.
- Installation of a new proposed crosswalk at the corner of Pandora Avenue and Camosun Street to further improve walkability.

Safety and Security

- The creation of resident population is the primary factor in creating a safe pedestrian environment, through the placement of 'eyes on the street'.
- Installation of a new proposed crosswalk will slow down vehicle traffic to create a safer environment for pedestrians and cyclists, around a high-traffic artery such as Pandora Avenue.
- Ample exterior lighting around the site will promote safety and visibility.

The density increase is requested based on the advancement of local area plan and OCP plan objectives outlined above.

Consultation

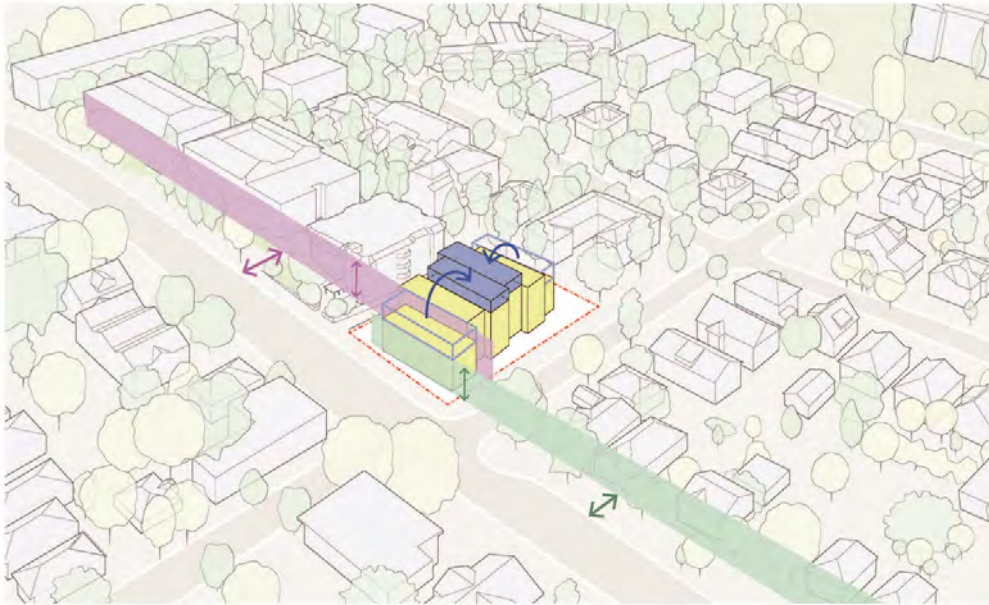
Since land acquisition, the project team's top priority has been consultation with the Fernwood Community and City of Victoria Planners and Staff. To gather feedback, the public consultation and review process includes the following prior meetings:

- Fernwood Neighbourhood Meetings – April 1st, 2021 & July 8th, 2021
- Planning Meeting – Senior Planner, Victoria Parks, Transportation and Engineering – July 23rd, 2021
- Official Community Meeting (CALUC) – December 2nd, 2021

Following input obtained through the neighbourhood and planning meetings, various aspects of the project were adjusted:

- The building massing was adjusted from a four-storey massing to a stepped building to achieve a smooth transition into the 3-storey building to its North, single family dwellings across the street to the East, and a

mix of 2-story commercial buildings across Pandora Avenue to the South. The fourth-floor step is responding to the 'street wall' and existing 4-storey buildings to the West. The building concentrates its mass where its best suited.



Contextual Stepped Massing

Pandora &

Camosun

- The site layout responds to comments from residents of 1252 Pandora Avenue (existing 4-storey building to the West). The building sits at an angle to the property lines (and neighbouring buildings) to minimize overlook conflict and maximize light and views.



Angled Massing - Views

Pandora &

Camosun

- The West property line was adjusted in response to overlook conflict from the neighbouring property located at 1252 Pandora Avenue. The parkade is designed to allow for large trees on undisturbed soil along the West side of the site to help minimize overlook. The development team also added a lane way.



- City Planners encouraged more articulation of the façade along Pandora Avenue. Sunshade and vine structures were added to increase the depth and variety of the façade and vegetation. The corner balcony at Pandora and Camosun was reconfigured to provide a distinctive urban moment at the corner. A landscape feature installation at the corner will highlight the adjustments.



- The City of Victoria requested the parkade entrance on Camosun Street, to avoid disturbing the proposed two-way protected bike lane on Pandora Avenue or the flow of vehicle traffic on Pandora Avenue.
- In response to the Fernwood Community and City of Victoria Planners, this development improved the low-rise portion and increased the number of ground-oriented units. The improved landscape plan included extensive front gardens and patios to increase the visible activity and community connection around the building. The garden entry typology of the building at-grade matches similar traditional single family and rowhouse buildings in the neighbourhood. The adjustments made are designed to achieve a smooth transition into the single-family dwellings across the street to the East, while enhancing accessibility.
- Feedback from City of Victoria Planners and BC Hydro relocated the PMT (Pad-Mounted Transformer), from the Southwest property line to the East property line, adjacent to the parkade driveway. This will enable access for BC Hydro.

Further adjustments to the design have been made in response to the Application Review Summary dated January 11th, 2022. These adjustments are outlined in a separate letter included in this resubmission and identified on a bubbled set of revised drawings.

Some of the highlighted adjustments include:

- The PMT has been adjusted to be accessed off the parking ramp. Planters have also been added to reduce visual impacts and improve pedestrian experience.
- Tall planters along the sides of the rooftop patios have been added that demonstrably reduce the privacy overlook issue by preventing people on the rooftop from standing at the building edge where views to neighbouring properties are present.
- Municipal tree (M-46) near the proposed driveway on Camosun Street will require removal to make way for parkade entrance return and the main hydro connection. In response, two (2) replacement municipal trees are proposed; one (1) replacement tree on Camosun Street and one (1) replacement tree on Pandora Avenue.
- Benches have been relocated and reconfigured to sit 50cm into private property.

Tenant Assistance Plan

Renters account for a significant portion of the City of Victoria's population (61% of the total population). We understand any loss of rental stock and displacement of existing tenants, is a serious challenge. The entire development team is determined to help mitigate the potential impacts of displacement of tenants.

The Tenant Assistance Plan was approved by City Staff on December 29, 2021. H Development since shared the final approved plan with all tenants. H Development will implement and continue to keep records of communication with tenants. H Development will submit a final Tenant Assistance Report prior to issuance of an occupancy permit.

Tenant Assistance Plan:

- Communication with tenants outlined in the City of Victoria's Tenant Assistance Policy.
- Follow standard four month notice to end tenancy provisions for demolition.
- Financial compensation in the amount of three to six months' rent based on length of tenancy.
- An insured moving company will be hired by H Development, with all arrangements and costs covered within Greater Victoria. When a tenant is exercising the Right of First Refusal, moving expenses will be provided for both the move out and return to the new building.
- A Tenant Relocation Coordinator will be assigned to all tenants. At least three comparable housing options will be presented to the tenant(s). As similar as the current accommodation as possible. At least one prospective unit will be sought in the neighborhood of Fernwood.
- First right of refusal will be offered, to all tenants, to purchase a unit at market in the new proposed development.
- Additional financial compensation or support will be provided to tenants requiring additional assistance, in accordance with the City of Victoria's Tenant Assistance Policy.

The Tenant Assistance Plan incorporates all aspects of the City of Victoria's Tenant Assistance Policy. In addition, the proposal will support all eligible and non-eligible tenants at date of submission, which exceeds the City of Victoria's Tenant Assistance Policy. The site currently hosts seven tenants and support will be offered to all.

Existing Buildings

The site currently consists of two single-family dwellings and a single-family dwelling, converted into a 6-plex. This application does not have a heritage component. Nickel Brothers completed an assessment of all three properties, to determine if the buildings are salvageable and if structural moving is feasible. The assessment indicated that only the existing building on 1286 Pandora Avenue has the potential to be moved, subject to finding a suitable site meeting the parameters. H Development will collaborate with Nickel Brothers, in reasonable best efforts, to salvage and find a new location for the existing building located at 1286 Pandora Avenue. H Development is committed to the City of Victoria's deconstruction initiative towards achieving Zero Waste Victoria, and will adhere to the Building Material Salvage Regulation with respect to the existing buildings.

Building Layout

Underground Parkade

One level of underground parking. The parkade is accessed from Camosun Street and contains various building services: residential (vehicle, motorcycle and scooter), accessible and visitor parking, waste and recycling collection, storage and utility rooms. An elevator and two separate staircases connect to the entrance lobby and residential floors above.

Ground Floor

The ground floor accommodates entrance lobby, mailroom, long-term bicycle parking, indoor common area amenities for residents and visitors and ground-oriented units along the West, East and South sides of the building. The ground level includes ten residential units. Outdoor areas include PMT, short-term visitor bicycle parking, outdoor common area amenities, patios, enhanced landscaping, public benches and a landscape feature on the corner to improve the public experience.

Levels 2 – 3

Levels two and three are 'typical' floors with corner 2-bedroom units and 1-bedroom units in the centre. All units include an outdoor patio space. Each floor includes twelve residential units. These units are accessible via elevator and two separate staircases.

Level 4

The building massing steps back from the North and South. The building stepping creates generous secure outdoor areas via large balconies and terraces for the corner units on this level, this helps to support a diverse population including families. Level four includes corner 2 and 3-bedroom units, and 1-bedroom units in the centre. These units are accessible via elevator and two separate staircases. As proposed, the total number of residential units amounts to eight.

Level 5

Another step back from the North and South in the building massing helps minimize the impact to the pedestrian sightlines and shadow cast from the building. Level five includes four residential corner 2 and 3-bedroom units, with large outdoor balconies and terraces. These units are accessible via elevator and two separate staircases.

Roof

The roof accommodates a screened mechanical area, elevator overrun, roof hatch and potential solar panel areas. These utility areas will be accessible via roof hatch. The building massing steps back from the North and South, to help minimize the impact to the pedestrian sightlines and shadow cast from the building.

Transportation & Infrastructure

Services

The proposed site benefits from direct access to several amenities. These amenities include a newly built Save-on-Foods grocery store (750m, approx. 10-minute walk), the Victoria Senior Secondary School (280m, approx. 4-minute

walk), the Ecole Intermediaire Central Middle School (700m, approx. 9-minute walk), the Fernwood Community Gardens (550m, approx. 7-minute), as well as close proximity to medical offices, restaurants, a daycare, and institutional and retail services. The development is a short distance from the Royal Athletic Park (900m, approx. 11-minute walk), Downtown YMCA (1.5km) and Oak Bay Recreation Centre (2.2km), which can promote active trips and activities. North Park Village and Fernwood Square, which are less than 500m-1km away, both offer a variety of retail, restaurant, and employment opportunities close to the subject site.

Sewage

The peak sewage flow from the proposed development will be less than the sewage flow from a development under the highest use for the current zoning. Therefore, sewage attenuation is not proposed for the proposed development.

Transit

The subject site has excellent access to transit. It is within 600m, a seven-minute walking distance, to nine bus stops and located within 1.0 km of a rapid transit route.

Walking

The proposed development's walk score ranges from 84 to 86. Pandora Avenue is a walkable major street with pedestrian activated signals. This indicates that most errands do not require a car and therefore future residents will be able to complete utilitarian and discretionary trips on foot.

Cycling

A buffered bike lane is currently available on Pandora Avenue along the site frontage, with a proposed two-way protected bike lane improving the cycling infrastructure past the site. The bike lane on Pandora Avenue connects to many other protected bike lanes in the downtown core, which are providing All Ages and Abilities (AAA) infrastructure which will directly benefit the site.

Carsharing

There are seven Modo vehicles located within 550m (6–8-minute walking distance) of the subject site.

Proposed Parking Supply

Vehicle Parking

The proposed off-street parking supply is 40 spaces, which includes residential, accessible and visitor parking. This results in a parking ratio of 0.87 spaces per unit. H Development is proposing to allocate 35 spaces as resident parking, and 5 spaces for visitors (1 accessible).

Bicycle Parking

The proposed bicycle parking supply includes 59 secured long-term spaces (1.28 spaces per unit) and 6 short-term spaces located at the entrance of the building. All long-term spaces will be in a secure, weather protected location. Two of the long-term spaces will be designed to accommodate larger bicycles such as cargo bikes, these provisions will service individuals as well as family cyclists. There is also a ground floor bike kitchen and dog/bike wash station for convenient access for tenants.

Parking Requirement

Vehicle Parking

The proposed development currently falls in the 'Other Area' category per Figure 1 of Schedule C and includes 'Condominium' and 'Affordable' uses as per Table 1. Due to the current excellent access to active modes of transportation, economic advancement, and community features and amenities, the site's geographic location should be redefined as a 'Village / Centre', regarding the parking requirements. As expansion of the area continues and if more densified employment opportunities become available, the area could be considered a part of the 'Core Area' in the future. Therefore, parking demand for the site is expected to be 47 off-street parking spaces, of which 42 will be

resident parking spaces and 5 will be visitor parking spaces. The proposed supply is 7 spaces short of the expected parking demand and therefore TDM measures are presented to reduce parking demand to meet the parking supply.

Bicycle Parking

Per Table 2 of Schedule C, the subject site is required to provide 57 long-term bicycle parking spaces. The proposal exceeds the expected bicycle parking demand. The subject site is also required to provide a minimum of six (6) short-term bicycle parking spaces, which is met in this proposal.

EV Vehicle Parking

The applicant will be providing one EV charging outlet per resident parking space.

Transportation Demand Management (TDM)

Carsharing

A recent 2018 study from Metro Vancouver analyzed 3,405 survey respondents from carsharing users in the region and found that the users of Car2go and Modo reported reduced vehicle ownership after joining a carsharing service. The impact was larger for Modo users; households joining Modo reduced their ownership from an average of 0.68 to 0.36 vehicles. Further, Modo members were close to five times more likely to reduce car ownership compared to Car2go users.

H Development will approach Modo to see if they would support locating a new carshare vehicle at the subject site. This would require one of the on-street parking spaces to be dedicated to a Modo vehicle and the vehicle would be available to the building's residents and others in the neighborhood. Modo would provide partner user rights to the building. According to Modo, the purchase of one vehicle would grant the proposed development 60 partner user rights, which would cover all 46 units in the building. A 15% reduction (6 spaces) would be proposed.

Bicycle Maintenance Facility

Residential developments can provide dedicated on-site bicycle maintenance facilities, such as bicycle repair tools, pumps, wash stations, etc., to support ongoing bicycle use among building users. This is particularly beneficial for residents living in smaller dwelling units where space is at a premium and/or access to a bicycle repair service may be inaccessible or present a financial barrier. The following amenities will be included:

- Repair Tools: Bicycle repair tools including hex wrenches, tire levers, and a tire pump.
- Bike Wash Station: A station with a hose, drain, and supplies which can assist a resident in cleaning their bicycle.
- Lighting and surveillance: The facility will be well-lit (inside and out), with consideration for surveillance systems to address possible personal security issues.
- Information: Cycling network maps, information on bicycle shops, and an advertising space for scheduled events.

The addition of these elements to the development could result in a parking demand reduction as they would promote cycling for residents by providing accessible and functional facilities. A 2% reduction (1 space) would be proposed.

Infrastructure Improvements

Contributions towards off-site pedestrian and cycling infrastructure that completes gaps in the active transportation system can support walking and cycling. A two-way protected bike lane is being proposed on Pandora Avenue along the site frontage. This facility will greatly improve connection in the network for active modes and increase the accessibility of cycling to residents of the development and neighbourhood. Improved infrastructure can further encourage modal shift for residents of this development and neighbourhood. In addition, accessible curb let-downs and a crosswalk are proposed on the leg of the Pandora Avenue and Camosun Street intersection. A 2% reduction (1 space) would be proposed.

The subject site is located on a secondary arterial and close proximity to the North Park Village, Stadacona Village, and the downtown core area. Additionally, the proposed development is in close proximity to frequent transit, within 1.0 km of a rapid transit route, AAA cycling infrastructure, and accessible wide pedestrian infrastructure that is suitable for walking or rolling. The assessment of the site characteristics supports a change of the site from 'Other' to

'Village / Centre' geographical area to better reflect parking demand for the site. Therefore, parking demand is expected to be 47 parking spaces (42 resident, 5 visitor). Due to the fact that the expected parking demand exceeds parking supply, a suite of TDM measures is proposed. The total expected parking demand, if all TDM measures are adopted will be 39 parking spaces (34 resident, 5 visitor), which the applicant is exceeding.

Green Building Features

The following is a list of green building initiatives that will be deployed within the project:

- Meeting Step 3 of the BC Energy Step Code
- Storm water retention along west side of property.
- Densification in an existing urban location, utilizing existing infrastructure
- Directly metered suites with multiple thermostatically controlled heating zones within each residence.
- Solar Ready Conduit from Electrical Room to roof.
- LED lighting throughout.
- Low-VOC paint in all interior areas.
- Low flow plumbing fixtures used throughout all units.
- Secure, heated bike storage at ground level with cargo bike and e-bike parking.
- A bike wash station and repair stand are to be located in at-grade bike room.
- Provide electrical outlets for electric bicycle charging locations within bicycle storage.
- A Modo carshare is to be purchased and available on the street outside of the building.
- EV charging outlets will be provided in the parkade.
- Heat Recovery Ventilation for the building.
- High efficiency centralized domestic hot water boiler system.
- Construction waste diverted from landfill during construction through smart on-site waste management.
- City of Victoria's deconstruction initiative towards achieving Zero Waste Victoria, adhering to the Building Material Salvage Regulation.
- Collaboration with Nickel Brothers, in reasonable best efforts, to salvage and find a new location for the existing building located at 1286 Pandora Avenue.
- To further reduce the carbon footprint, we intend to use CarbonCure's CO2 embodied carbon capture mineralization innovation for a sustainable concrete solution.

Conclusion

The proposed development project at Pandora Avenue and Camosun Street, through careful consideration, embodies the OCP directions, Fernwood Neighbourhood Plan Design Guidelines, and advancement of plan objectives. H Development and the entire Consultant Team believe the application presents a significant opportunity to help bring new life to the neighbourhood of Fernwood. At this stage we feel that our proposal is even stronger and we remain committed to continue working with our experienced Consultant Team, City Planners & Staff, and the Fernwood Community Association Land Use Committee to advance this application.

Sincerely,



Elliot Hersant
H Development