



Advisory Design Panel Report For the Meeting of January 25, 2023

To: Advisory Design Panel **Date:** December 30, 2022
From: Geordie Gordon, Senior Planner
Subject: **Delegated Development Permit with Variances Application No. DP000624 for 926-932 Pandora Street**

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Delegated Development Permit Application for 926-932 Pandora Street and provide advice to Staff.

The proposal is for a 20-storey, 69-metre tall mixed-use building containing 158 affordable housing units and 47 supportive housing units, with a community centre and a day care located on the ground floor. Variances are required for lot line setbacks, building height, vehicle and bike parking minimums, and vehicle ramp width. The proposal is proceeding under the Rapid Deployment of Affordable Housing process, which delegates issuance of Development Permits to staff under certain circumstances where key criteria such as density, ownership, affordability, and design guidelines are met.

The subject properties to be consolidated are designated Core Residential in the *Official Community Plan* (OCP, 2012), which supports attached residential buildings up to 20 storeys in the applicable geographic area.

The proposed development is generally consistent with the relevant design guidelines in the Downtown Core Area Plan (DCAP, 2022) as they relate to street relationship, outdoor common spaces, and tall building design; however, staff are looking for commentary from the Panel specifically regarding:

- building composition
- landscaping and fencing
- Mason Street frontage design
- transition to adjacent areas
- 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:	Ms. Tara Schmidt BC Housing
Architect:	Mr. Robert Whetter, Architect AIBC dHKarchitects
Development Permit Area:	Development Permit Area 3 (HC), Core Mixed Use Residential
Heritage Status:	N/A

Description of Proposal

The 20-storey tower with 205 total residential dwelling units, a 1,230m² community centre, and 286m² day-care is being proposed by BC Housing on City of Victoria owned properties that are to be consolidated. BC Housing will operate the project through a long-term lease with the City, with the City operating some of the ground floor space programming. The 16-storey tower sits atop a four-storey podium, with outdoor areas for supportive housing on level 3, and a rooftop patio on the top of the podium (accessed from level five) for use by residents of affordable housing units. Outdoor areas for the day care and community centre are provided along Mason Street. Two levels of underground parking are proposed.

The following data table compares the proposal with the existing CA-1 Zone, Pandora Avenue Special Commercial District. An asterisk is used to identify where the proposal does not meet the requirements of zone standard. Additionally, key City policies that pertain to the area have been included in this table where applicable.

Zoning Criteria	Proposal	Zone Standard	OCP Policy	DCAP Policy
Site area (m ²) – minimum	2,675	n/a	n/a	n/a
Density (Floor Space Ratio) – maximum	5.48	2	5.5	5.5 (bonus, mixed use)
Total floor area (m ²) – maximum	14,645*	5,349	14,710	14,710
Height (m) – maximum	69*	15.5	n/a	30
Storeys – maximum	20	n/a	Up to 20	n/a
Site coverage (%) – maximum	68.12	n/a	n/a	n/a
Open site space (%) – minimum	31.88	n/a	n/a	n/a

Zoning Criteria	Proposal	Zone Standard	OCP Policy	DCAP Policy
Setbacks (m) – minimum				
Pandora Street	0*	3	n/a	Tower setbacks from façade – 3 m side lot line – 10 m
Mason Street	5.20	3	n/a	
Side (E)	0.3*	0.0 or 3.0 or more	n/a	
Side (W)	0.3*	0.0 or 3.0 or more	n/a	
Vehicle parking – minimum residential	85*	88	n/a	n/a
Vehicle parking – minimum other	26*	39	n/a	n/a
Visitor vehicle parking included in the overall units - minimum	0*	11	n/a	n/a
Bicycle parking stalls – minimum			n/a	n/a
Residential Long Term	189	114		
Residential Short Term	16	10		
Other Short Term	8*	14		
Other Long Term	6	1		

Sustainability Features

No sustainability features have been identified.

Consistency with Policies and Design Guidelines

Official Community Plan

The *Official Community Plan* (OCP, 2012) designates the properties as Core Residential, which envisions multi-unit residential, commercial and mixed-used buildings from three storeys up to approximately 20 storeys. Density for the area south of Mason Street, east of Quadra Street, and west of Vancouver Street is envisioned to be up to 5.5:1. Place Characteristic Features applicable to this application include three to five storey building facades with set-back upper storeys, buildings set close to the street to define the public realm along retail streets, with uses including high-rise multi-unit residential and mixed use.

The OCP also identifies the site within Development Permit Area 3 (HC): Core Mixed-Use Residential.

North Park Neighbourhood Plan

The *North Park Neighbourhood Plan* (NPNP, 2022) is consistent with the OCP and identifies the subject properties as Core Residential. The NPNP identifies North Park as being “on the shoulder of Victoria’s downtown”, with DCAP providing guidance for development in some areas of North Park, including along Pandora Avenue and encompassing the subject site. While within the North Park Neighbourhood boundaries, redevelopment of the subject site is therefore guided primarily by DCAP.

Design Guidelines for DPA 3 (HC)

The OCP identifies this property in [Development Permit Area 3 \(HC\)](#) : Core Mixed Use Residential. The objective for this DPA that are relevant to this location include:

- To transform the function, form and character of the Core Residential area through mid-to-high-rise residential mixed use and commercial buildings, with greatest heights along Yates Street and Blanshard Street.
- To enhance the area through a high quality of architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in scale, massing and character, while responding to its context of a skyline with prominent heritage landmark buildings.

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

- The Core Residential area is a major residential district on the edge of a regional commercial and employment district. It has lands available for residential growth through intensified multi-unit residential and mixed-use development. There is also some capacity for commercial development close to the Core Business area, along Blanshard Street, Pandora Avenue and Yates Street.

The design guidelines that apply to Development Permit Area 3 (HC) are:

[Downtown Core Area Plan \(DCAP\) \(2011, revised 2021\)](#) – with special attention to appendices (i) to (iv)

[Advisory Design Guidelines for Buildings, Signs and Awnings \(2006\)](#)

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

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.

Building Composition

The DCAP Appendix 4 Guidelines intend to ensure tall buildings over 36 m provide visual interest and contribute to a cohesive urban fabric and varied skyline. In particular, the guidelines call for the incorporation of a distinctive roof top to terminate towers, through strategies such as stepping back upper floors, adding a significant vertical element or finial, incorporating a decorative roof 'top hat', or incorporating rooftop landscaping and green roof features.

Staff are concerned that the proposed design does not achieve the intended visual interest, as the only approach taken is to step back the upper two storeys, which may not achieve the intended outcome of the guidelines. The ADP is invited to comment on the incorporation of other distinctive rooftop elements to meet the guideline intent.

Landscaping and Fencing

The DCAP contains guidelines that are intended to ensure the long-term viability of street trees and other landscaping features – these guidelines are grouped into two main areas – the first being site servicing, parking and access - which guides the placement of underground parking structures and other utilities to ensure that impacts on future tree root health are avoided and street trees are viable in the long-term. The second area of consideration is the general open space and landscaping guidelines that are intended to provide well-designed and attractive open space and landscaped areas that complement the overall building design.

Staff have concerns that the placement of the underground parking structure may not provide sufficient setbacks to tree root zones that allow for long-term viability of trees, particularly as it relates to future maintenance requirements, such as replacement of the parkade membrane (see also Mason Street section below).

The proposed open space on the ground floor provides outdoor space for the daycare, as well as a courtyard area for the community centre. Staff have concerns that the landscaping as proposed is insufficient in quantity and does not provide enough shade, particularly to serve the daycare outdoor area.

As noted in the Guidelines for Fences, Gates and Shutters (2010), fences should be “consistent with urban design objectives, ensure human safety, comply with other standards that are required and not contribute to a “fortress” appearance.” In designing the fence, the following aspects should be considered: character of the street and the building, safety, and crime prevention through environmental design. Fence design should not be a dominant feature of building façade and maintain transparency of windows and doors.

Staff have concerns that while the fencing of the daycare is an operational necessity, the purpose and design of the fence may require more attention and detailed design to achieve the security requirements of the site but also contribute to more street interaction. Staff are also unsure as to the need for a shorter fence around the community space and what function it serves in this area.

The ADP is invited to comment on options to improve the fencing and landscaping provided along Mason Street, primarily in the day care area.

Mason Street Frontage

The DCAP contains sidewalk width requirements in Appendix 3 for different road classifications. Applicable to this application are standards for Avenues (Pandora Avenue) and Local Street (Mason Street). The various zone widths (total, frontage, pedestrian, and furnishing) are met on the Pandora Avenue frontage. The Mason Street frontage is more challenging and constrained due to existing conditions. While the minimum widths for the total (3.6m), pedestrian (1.8m), and basic furnishing (1.8m) zones are met, staff are concerned that the separation distance between the furnishing zone and the underground parkade is insufficient to ensure the long-term health and viability of street trees. The city is currently working on refinements to the Mason Street frontage design for off-site improvements, but the ADP is invited to comment on options for improving the Mason Street frontage design.

Transition to Adjacent Areas

The DCAP tower composition guidelines are intended to result in visual interest through variation in the design and articulation of tower facades, as well as respond to different conditions within the adjacent context. Adjacent properties on Pandora Avenue have the same Urban Place Designation (Core Residential) and are subject to the same OCP built form, place, use, and density policies. Currently the property is immediately surrounded by one and two-storey commercial and residential uses; however, over time it is anticipated that a number of these sites will also redevelop. Adjacent properties to the north side of Mason Street are designated Housing Opportunity, which envisions low-rise multi-unit buildings from four to six storeys with densities ranging from 1.2:1 to 2.5:1 FSR. Development along Mason Street would not be subject to DCAP density bonus framework and design guidelines. Adjacent properties to the east and west are designated Core Residential, and could see similar development of multi-unit residential, commercial or mixed-used buildings from three up to approximately 20 storeys with densities up to 5.5:1 FSR. Properties to the south of the subject site across Pandora are also designated Core Residential, with some redevelopment already occurring at 975 Pandora Avenue (at the corner of Pandora and Vancouver) with the approval in January 2022 of a 16-storey mixed use building. The property at the corner of Pandora Avenue and Quadra Street (907 Pandora) is a designated heritage property with a prominent heritage building (Alix Goolden Performance Hall). While predicting the scale and form of future development on adjacent sites is challenging, the ADP is invited to comment on how the proposed development responds and transitions to adjacent areas and how it may influence the future context of the adjacent stretch of Core Residential-designated lots.

OPTIONS

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

Option One

That the Advisory Design Panel recommend to staff that Delegated Development Permit Application No. DP000624 for 926-932 Pandora Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Staff that Delegated Development Permit Application No. DP000624 for 926-932 Pandora Street be approved with the following changes:

- as listed by the ADP.

Option Three

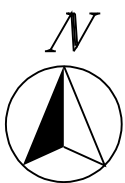
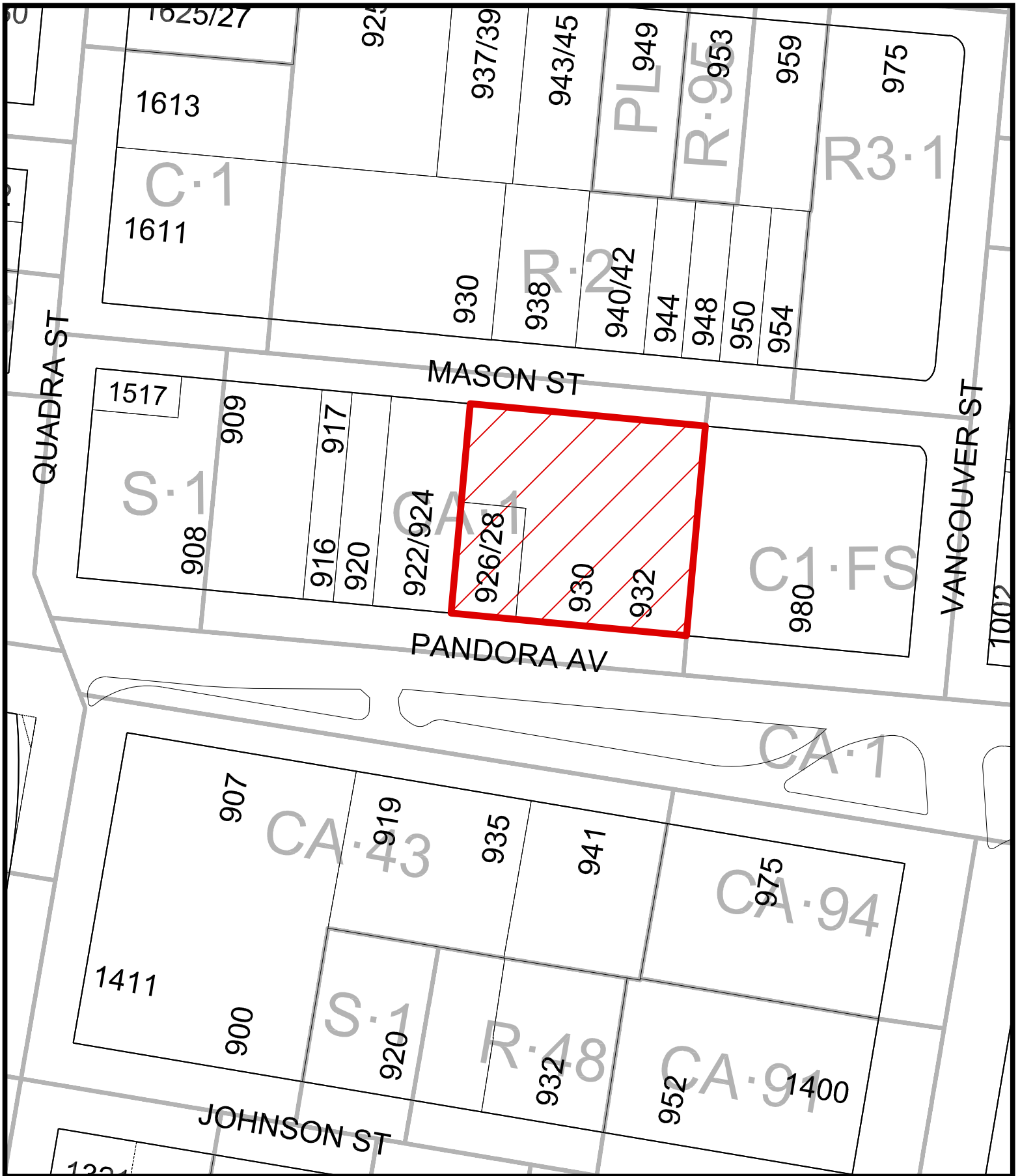
That the Advisory Design Panel recommend to Staff that Delegated Development Permit Application No. DP000624 for 926-932 Pandora Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

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

ATTACHMENTS

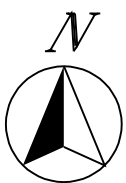
- Subject Map
- Aerial Map
- Plans date stamped November 25, 2022
- Applicant's letter dated November 24, 2022

cc: BC Housing, Applicant; dHKa, Architect



926, 928, 930 & 932 Pandora Avenue
 Development No.000624





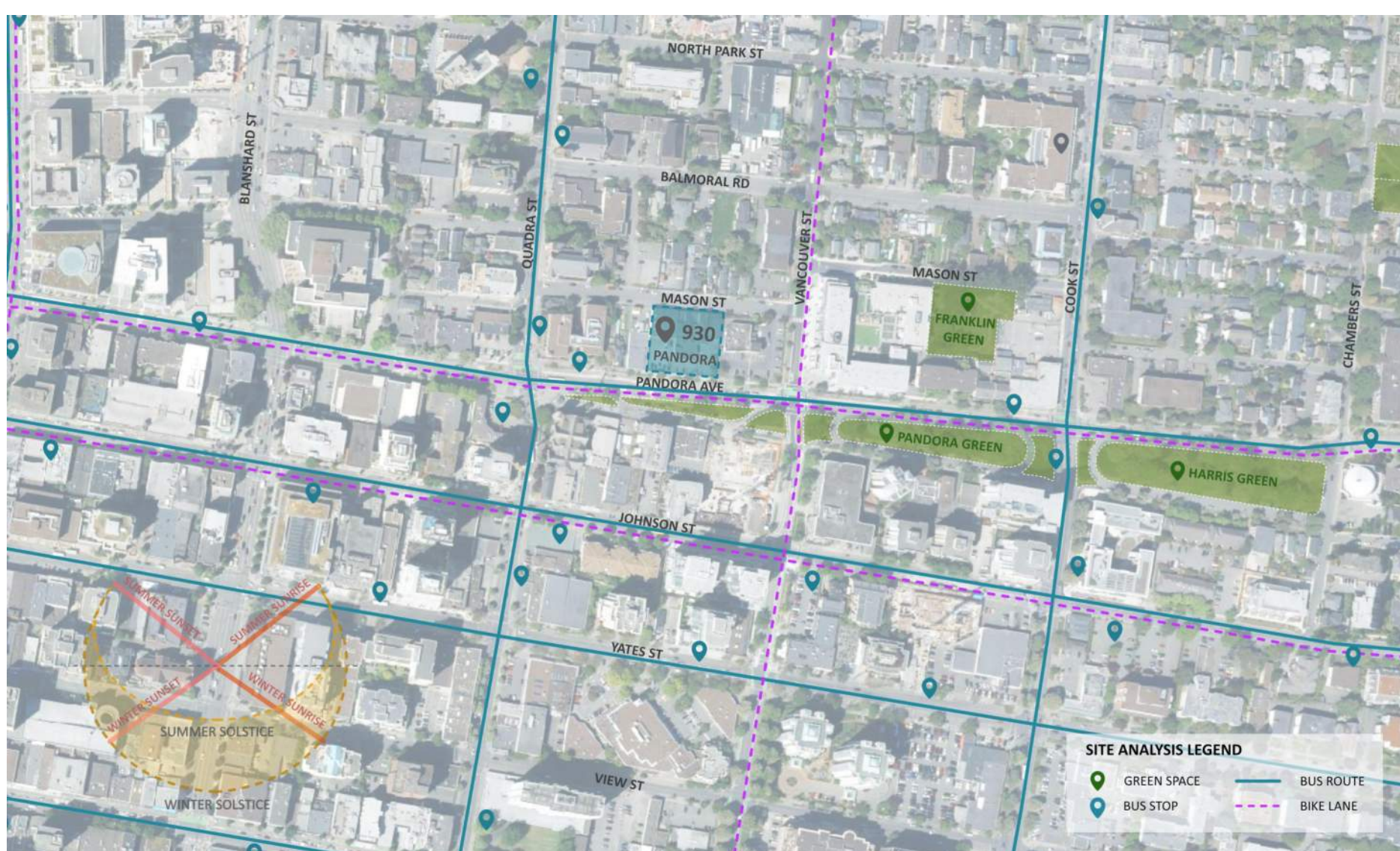
926, 928, 930 & 932 Pandora Avenue
Development No.000624





1 Mason Street Aerial View
A001

2 Site Analysis
A001



DRAWING LIST

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A005 VIEW ANALYSIS
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A007 BYLAW CALCULATIONS
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A302 BUILDING ELEVATIONS
A310 CONTEXT ELEVATIONS
A320 MATERIALS BOARD
A401 BUILDING SECTIONS
- LANDSCAPE**
L1.1 LANDSCAPE SITE PLAN - NORTH
L1.2 LANDSCAPE SITE PLAN - SOUTH
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L1.4 LANDSCAPE PLANTING PLAN - NORTH
L1.5 LANDSCAPE PLANTING PLAN - SOUTH
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L1.7 LANDSCAPE DETAILS
- CIVIL**
22-041-CSP CONCEPTUAL SERVICING AND FRONTAGE WORKS

LIST OF ABBREVIATIONS

The following abbreviations are used on door, window, and finish schedules as well as on architectural drawings and details.

ACST	Acrylic Stucco	HP	High Point	ST	Structure
ACT	Acoustical Tile	HSS	Hollow Steel Section	STL	Steel
AFF	Above Finished Floor	HW	Hardware	STN	Stain(ed)
AL	Aluminum	INSUL	Insulated	STNT	Stone Tile
BG	Building Grade	LAM	Laminated Glass	SS	Stainless Steel
CEM	Cementitious Backing Board	LP	Low Point	SVF	Sheet Vinyl Flooring
Conc	Concrete	MDFB	Medium Density Fibreboard Base	TB	Towel Bar
CBK	Concrete Block	MR	Mirror	T/D	Tempered / Double Glazed
C/L	Centerline	MP	Metal Panel	TLAM	Tempered Laminated Glass
CPT	Carpent Tile	OH	Overhead	TGL	Tempered Glass
CT	Ceramic Tile	OP	Operable Window	TLG	Translucent Glass
CW	Complete With	PF	Prefinished	TCC	Top of Concrete
DD	Deck Drain	PLAM	Plastic Laminate	TOD	Top of Drain
EL	Elevation	PLS	Plaster	TOI	Top of Insulation
EPC	Epoxy Polymer Coating	PSF	Pressed Steel Frame	TOP	Top of Parapet
EXP AGG	Exposed Aggregate	PT	Paint	TOS	Top of Slab
EXT	Exterior	PTD	Paper Towel Dispenser	TOW	Top of Wall
FD	Floor Drain	PTDW	Paper Towel Dispenser / Waste	TP	Toilet Paper
FEC	Fire Extinguisher Cabinet	PTW	Paper Towel Waste	UNF	Unfinished (for GWB means taped and filled by not sanded to minimum ILC requirements where applicable)
FEE	Finished Floor Elevation	RA	Rubber Base	UNO	Unless Noted Otherwise
FG	Finished Grade	RES	Resilient Flooring	U/S	Underside of
GB	Grab Bar	RO	Rubber	VCT	Vinyl Composition Tile
GBL	Glass Block	RD-P	Rubber Drain - Planter	VI	Vision Glass
GL	Glass	RWL	Rain Water Leader	VIS	Vinyl Impact Sheet
GWG	Geogran Wire Glass	SARI	Spray Applied Fibrous Insulation	VT	Vinyl Tile
GWB	Gypsum Wallboard	SCW	Solid Core Wood	VWC	Vinyl Wall Covering
HC	Hollow Core	SD	Soap Dispenser	WC	Water Closet
HCW	Hollow Core Wood	SL	Sealer	WD	Wood
HC	Handicap	SP	Spandrel Glass	WPM	Waterproof Membrane
HM	Hollow Metal	SPC	Solid Particleboard Core	WRC	Water Repellant Coating

PROJECT INFORMATION TABLE

Zone (existing)	CA-1
Site area (m ²)	2,674.55m ²
Total floor area (m ²)	14,645m ²
Commercial floor area (m ²)	1,516m ² (Community Center and Daycare)
Floor space ratio	5.48 : 1 FSR
Site coverage %	68.12%
Open site space %	31.88%
Height of building (m)	69m
Number of storeys	20 Storeys
Parking stalls (number) on site	111
Bicycle parking number (storage and rack)	
Resident stalls, long-term	189
Staff, long term	12
Visitor, short-term	24

L1 Setbacks

Front yard	0m
Rear yard	5.20m
Side yard (West)	0.30m south / 9.80m north
Side yard (East)	0.30m south / 6.47m north
Combined side yards	0.60m south / 16.27m north

Tower Setbacks

Front yard	3.92m
Rear yard	15.33m
Side yard (East)	18.76m
Side yard (West)	10.42m
Combined side yards	29.18m

Residential Use Details

Total number of units	205
Supportive housing studio units	47 (10% accessible)
Affordable housing studio units	34
Affordable housing 1 bedroom units	67 (5% accessible)
Affordable housing 2 bedroom units	42
Affordable housing 3 bedroom units	15
Ground-oriented units	0
Minimum unit floor area (m ²)	25m ²
Total residential floor area (m ²)	13,131m ²

Design Criteria for a High-Rise Residential Building

	Recommended	Proposed
Site area for an interior lot - minimum	1 600sqm	2 674.55sqm
Tower setback from the street - minimum	3m	3.92m
Tower setback from the side and rear property lines - minimum	10m	10.42m min (west side)
Tower floor plate size - maximum	650m ²	618m ²
Floor plate width - consider a maximum of	24m	25.44m
Building Orientation	North-South	North-South

SCHEDULE C - VEHICLE PARKING

Use	Ratio	Area (sqm)	Calculation	Rounded
DAYCARE	1/100sqm	286	2.9	3
OFFICE	1/70sqm	80	1.1	1
CC	1/30sqm	1118	37.3	37
TOTAL		1484	41.3	41.0

AFFORDABLE HOUSING

Unit Area	Ratio	# of units	Calculation	Rounded
<45sqm	0.2	34	6.8	7
<70sqm	0.5	109	54.5	54
>70sqm	0.75	15	11.25	11
Visitor	0.1	158	15.8	16
TOTAL		88.35	88.35	88

SUPPORTIVE HOUSING

L1-L3	Ratio	Area (sqm)	Calculation	Rounded
L1-L3	1/280sqm	2387	29.8375	30
TOTAL FOR ALL USES:			159.0	
STALLS PROVIDED:		111	DIFFERENCE	48.0

SCHEDULE C - BICYCLE PARKING

Residential	Long Term	Short Term
Residential	189	16
TOTAL	189	16

Commercial

DAYCARE	OFFICE	CC	TOTAL
1/700	1/150sqm	NA	3
2	2	NA	8
TOTAL	3	NA	8

PROJECT DESCRIPTION

CIVIC ADDRESS:
930 Pandora and 930/932 Pandora Ave
Victoria, BC

LEGAL DESCRIPTION:
LOT 1 Suburban Lot 10 Victoria City Plan 16474
PID: 000-764-281
Charge on title: CA7382487 (Covenant)

LOT A Suburban Lot 10 Victoria City Plan 11092
PID: 000-764-281
Charge on title: CA7382487 (Covenant)

ZONING BYLAW SUMMARY

BUILDING DESCRIPTION:
20-Storey non-combustible mixed use.

USES:
P2-P1: Group F-3 Parking Garage
Level 1: Group A-2 Community Center and Daycare
Level 2-20: Group C Residential

EXISTING ZONE: CA-1

PROPOSED ZONE: NEW ZONE

SITE AREA: 2674.55m² (28 788.6 s.f.)

FLOOR AREA:
L1 COMMUNITY USE: 1 517m² (16 328s.f.)
SUPPORTIVE HOUSING: 2 387m² (25 693s.f.)
AFFORDABLE HOUSING: 10 744m² (115 647s.f.)

TOTAL PROPOSED: 14 648m² (157 670s.f.)

FLOOR SPACE RATIO: 5.48 : 1 FSR

GRADE OF BUILDING: 24.98m (GEODETIC)

HEIGHT OF BUILDING: 69.0m

NUMBER OF STOREYS: 20 STOREYS

RESIDENTIAL PARKING: 79 stalls (incl. 4 accessible)

COMMERCIAL PARKING: 26 stalls (incl. 3 accessible)

BICYCLE PARKING:
CLASS 1: 189
SHORT TERM (RACK): 24
SH STAFF: 6
CC STAFF: 6

L1 SETBACKS:
FRONT (Pandora): 0m
REAR (Mason): 5.20m
SIDE (East): 0.30m south / 9.80m north
SIDE (West): 0.30m south / 6.47m north

TOWER SETBACKS:
FRONT (Pandora): 3.92m
REAR (Mason): 15.33m
SIDE (East): 18.76m
SIDE (West): 10.42m

TOWER FLOORPLATE:
WIDTH (East-West): 61.8m
WIDTH (East-West): 25.44m
DEPTH (North-South): 29.51m

PROJECT DIRECTORY

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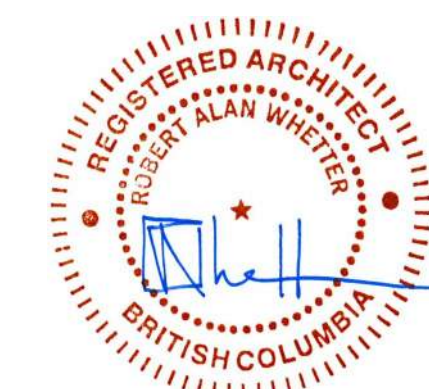
CIVIL CONSULTANT
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Victoria, BC
V8X 4A3

Nathan Dunlop
778-746-7417
ndunlop@mcElhanney.com

ANNOTATIONS LEGEND

The following annotations are used on architectural drawings and details:

BEDROOM	ROOM NAME & ROOM NUMBER
[201]	ROOM NAME & ROOM NUMBER
[101a]	DOOR NUMBER See Door Schedule
[W-10]	WINDOW NUMBER See Window Schedule
[W1]	WALL TYPE See Assemblies Schedule
[2.0 hr]	RATED WALL DESIGNATION
[0.00]	ELEVATION DATUM
[2440]	CEILING HEIGHT
[]	AREA OF DROP CEILING
[1]	KEYNOTE SYMBOL
[12]	MATERIAL TAG
[A001]	INTERIOR ELEVATION REFERENCE
[W1 C1 F1 B1]	ROOM FINISHES



Plot Date: 22-11-22 Drawing File: Development Permit
Drawn By: JY/IS Checked By: JY/RAW
Scale: As indicated Project Number: 2141

NOTE: All dimensions are shown in millimeters.

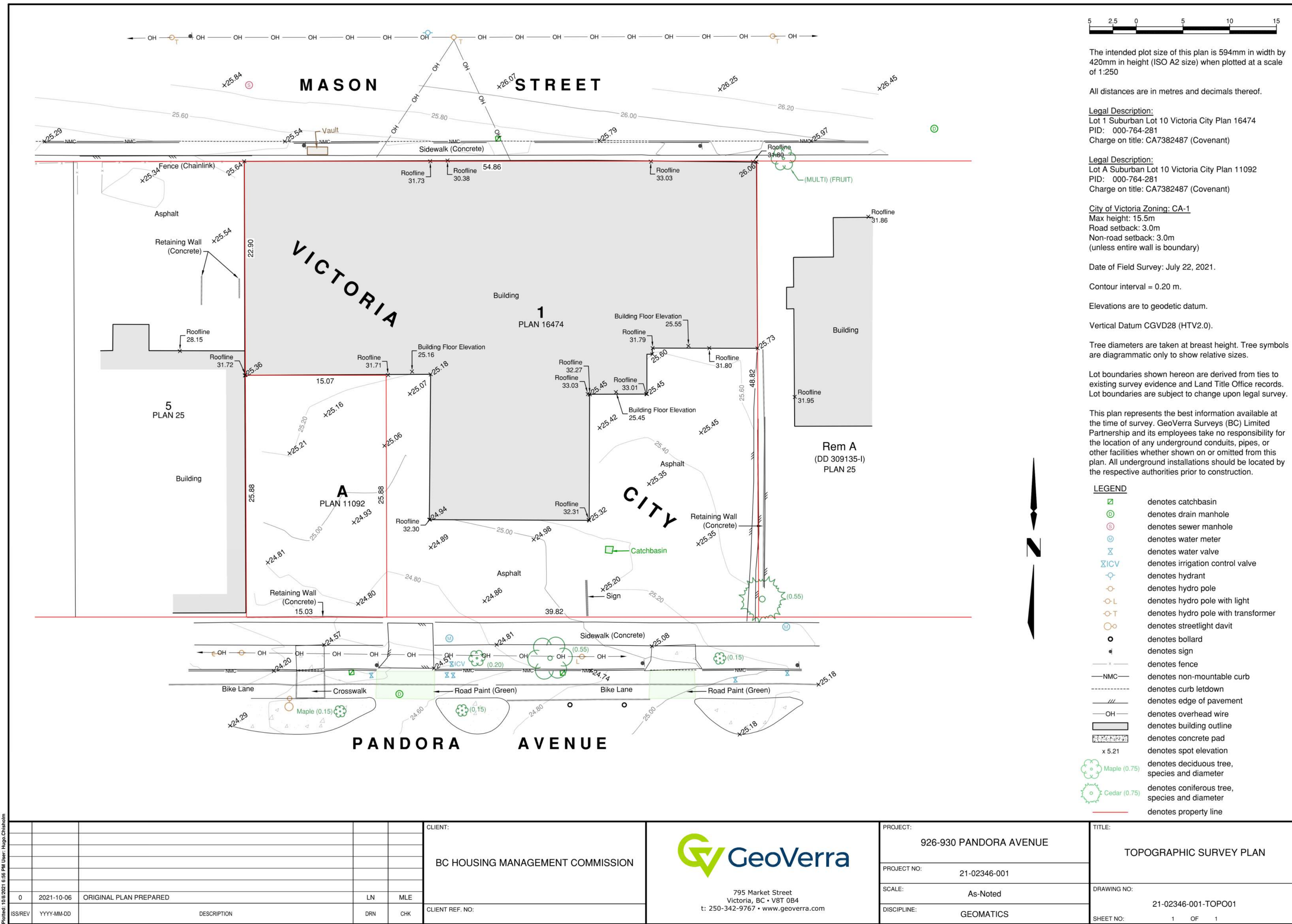
930 Pandora

Project Data

dHk Architects
A001

Victoria
977 Fort Street
Nanaimo
102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

V8V 3K3 T 1-250-658-3367
V9T 0H2 T 1-250-585-5810



The intended plot size of this plan is 594mm in width by 420mm in height (ISO A2 size) when plotted at a scale of 1:250

All distances are in metres and decimals thereof.

Legal Description:
 Lot 1 Suburban Lot 10 Victoria City Plan 16474
 PID: 000-764-281
 Charge on title: CA7382487 (Covenant)

Legal Description:
 Lot A Suburban Lot 10 Victoria City Plan 11092
 PID: 000-764-281
 Charge on title: CA7382487 (Covenant)

City of Victoria Zoning: CA-1
 Max height: 15.5m
 Road setback: 3.0m
 Non-road setback: 3.0m
 (unless entire wall is boundary)

Date of Field Survey: July 22, 2021.

Contour interval = 0.20 m.

Elevations are to geodetic datum.

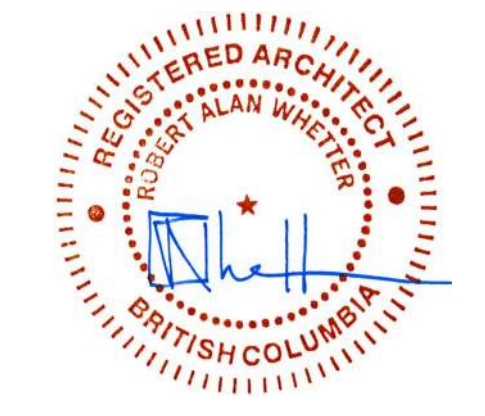
Vertical Datum CGVD28 (HTV2.0).

Tree diameters are taken at breast height. Tree symbols are diagrammatic only to show relative sizes.

Lot boundaries shown hereon are derived from ties to existing survey evidence and Land Title Office records. Lot boundaries are subject to change upon legal survey.

This plan represents the best information available at the time of survey. GeoVerra Surveys (BC) Limited Partnership and its employees take no responsibility for the location of any underground conduits, pipes, or other facilities whether shown on or omitted from this plan. All underground installations should be located by the respective authorities prior to construction.

- LEGEND**
- denotes catchbasin
 - denotes drain manhole
 - denotes sewer manhole
 - denotes water meter
 - denotes water valve
 - denotes irrigation control valve
 - denotes hydrant
 - denotes hydro pole
 - denotes hydro pole with transformer
 - denotes streetlight davit
 - denotes bollard
 - denotes sign
 - denotes fence
 - denotes non-mountable curb
 - denotes curb/lotdown
 - denotes edge of pavement
 - denotes overhead wire
 - denotes building outline
 - denotes concrete pad
 - denotes spot elevation
 - denotes deciduous tree, species and diameter
 - denotes coniferous tree, species and diameter
 - denotes property line



Plot Date: 22-11-22 Drawing File: Development Permit
 Drawn By: JY/IS Checked By: JY/RAW
 Scale: Project Number: 2141

NOTE: All dimensions are shown in millimeters.

930 Pandora

Site Survey

dHka **A002**

dHKarchitects
 Victoria
 977 Fort Street V8V 3K3 T 1-250-658-3367
 Nanaimo
 102-5190 Dublin Way V9T 0H2 T 1-250-585-5810

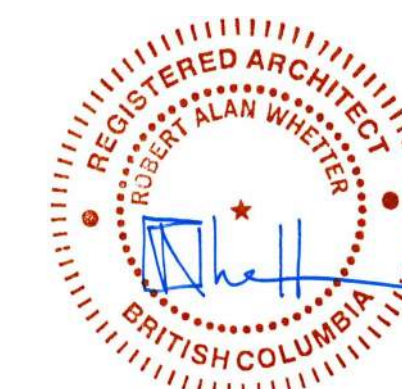
COPYRIGHT RESERVED. THESE PLANS AND DESIGNS ARE AND AT ALL TIMES REMAIN THE PROPERTY OF dHKARCHITECTS TO BE USED FOR THE PROJECT SHOWN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.



1 Pandora Street Frontage
A003 SCALE: 1 : 1



2 Mason Street Frontage
A003 SCALE: 1 : 1



Plot Date	22-11-22	Drawing File	Issued for
Drawn By	Author	Checked By	Development Permit
Scale	1 : 1	Project Number	2141

NOTE: All dimensions are shown in millimeters.

930 Pandora

Street Views

dHka A003

dHKarchitects
Victoria
977 Fort Street V8V 3K3 T 1-250-658-3367
Nanaimo
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3 View Looking North East
A004 SCALE: 1 : 1



5 View Looking North
A004 SCALE: 1 : 1



1 View Looking South West
A004 SCALE: 1 : 1



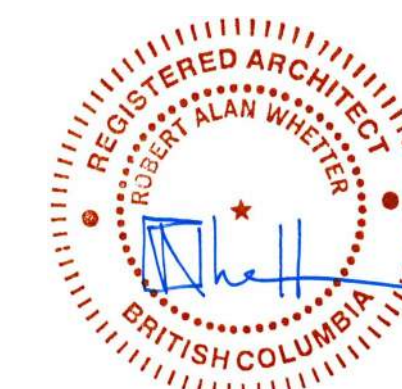
2 View Looking East
A004 SCALE: 1 : 1



6 View Looking West
A004 SCALE: 1 : 1



4 View Looking South
A004 SCALE: 1 : 1



Plot Date	22-11-22	Drawing File	Issued for
Drawn By	JY/IS	Checked By	Development Permit
Scale	1 : 1	Project Number	JY/RAW
			2141

NOTE: All dimensions are shown in millimeters.

930 Pandora

Skyline Analysis



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1 View From Pandora at Vancouver
A005 SCALE: 1 : 1



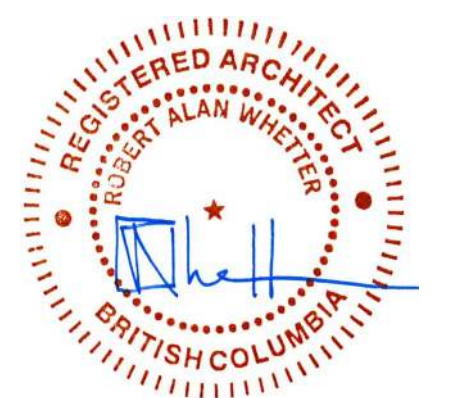
2 View From Pandora at Quadra
A005 SCALE: 1 : 1



3 Quadra at Mason
A005 SCALE: 1 : 1



4 View From Mason at Vancouver
A005 SCALE: 1 : 1



Plot Date	22-11-22	Drawing File	Issued for
Drawn By	JY/IS	Checked By	Development Permit
Scale	1 : 1	Project Number	JY/RAW
			2141

NOTE: All dimensions are shown in millimeters.

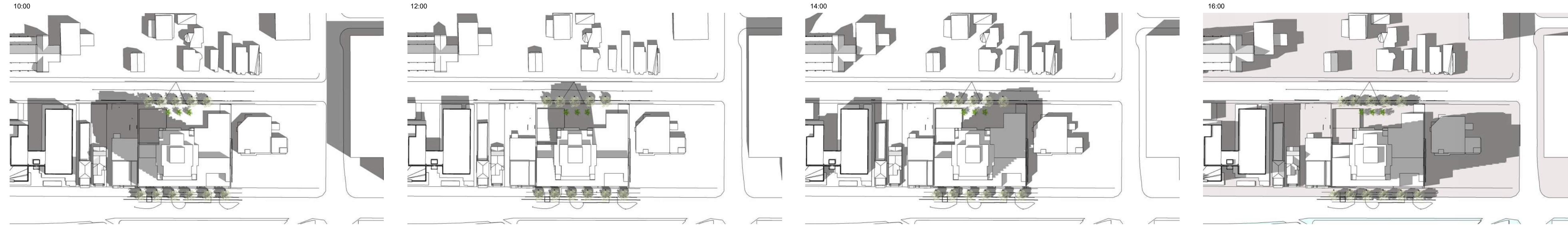
930 Pandora

View Analysis

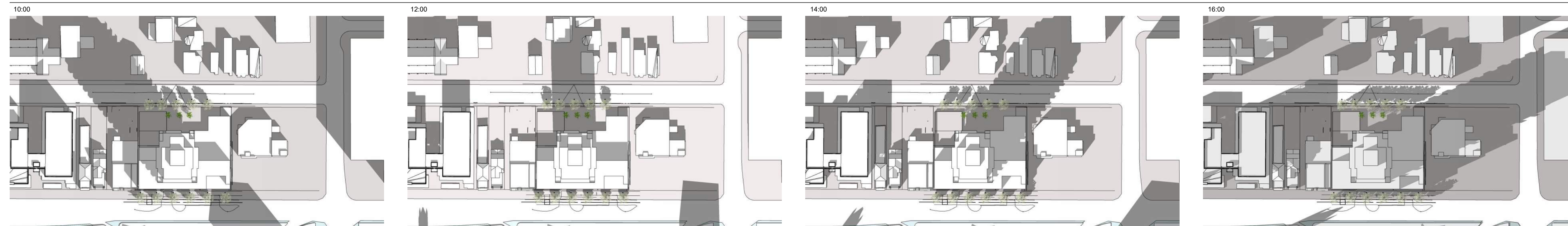
dHka **A005**

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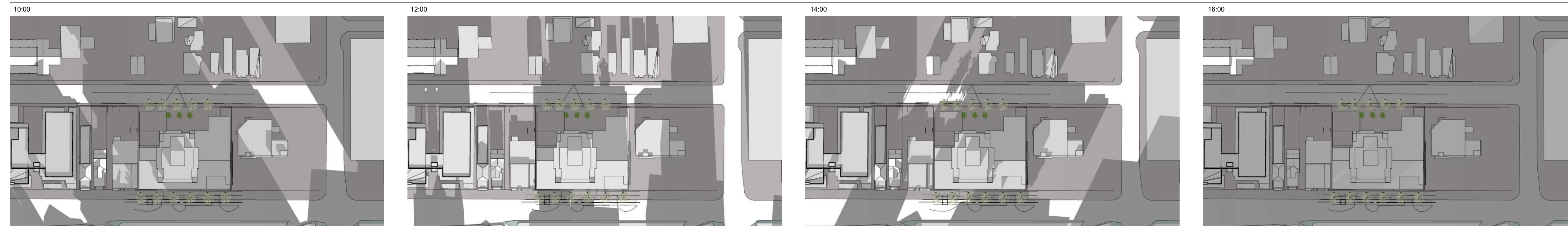
SUMMER SOLSTICE



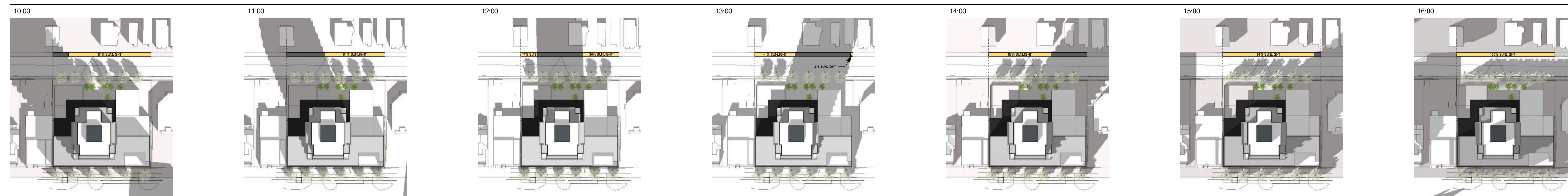
EQUINOX



WINTER SOLSTICE



SHADOW CALCULATIONS



Plot Date 22-11-22 Drawing File Issued for
 Drawn By JY/IS Checked By Development Permit
 Scale 1 : 1 Project Number JY/RAW 2141

NOTE: All dimensions are shown in millimeters.

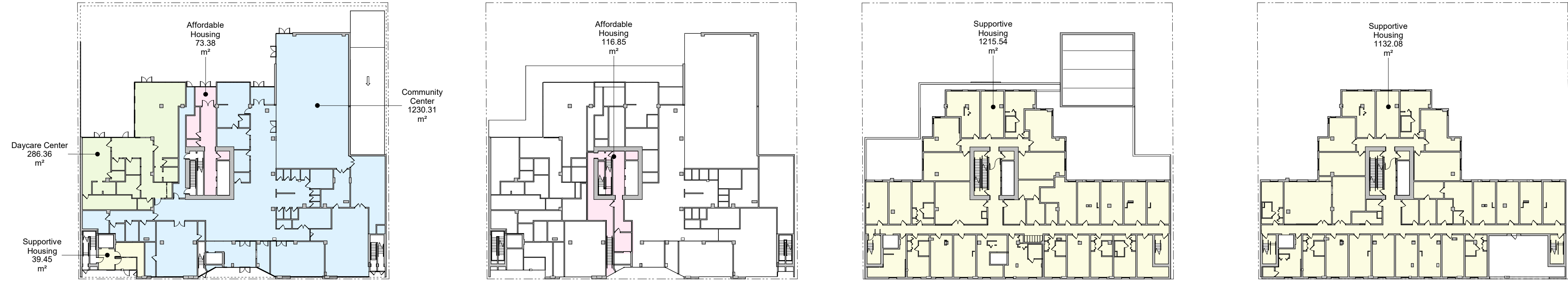
930 Pandora

Shadow Studies

dHka **A006**

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FSR CALCULATION (m ²)				
LEVEL	COMMUNITY CENTER	DAYCARE CENTER	AFFORDABLE HOUSING	SUPPORTIVE HOUSING
L1	1,230	286.36	73.38	39.45
Mezzanine Exit			116.85	
L2				1,216
L3				1,132
L4			1,132	
L5			620.28	
L6-18			620.28	
L19-20			368.77	
TOTAL	14,648	286.36	10,743.77	2,387.09
Site Area	2,675			
FSR	5.48			



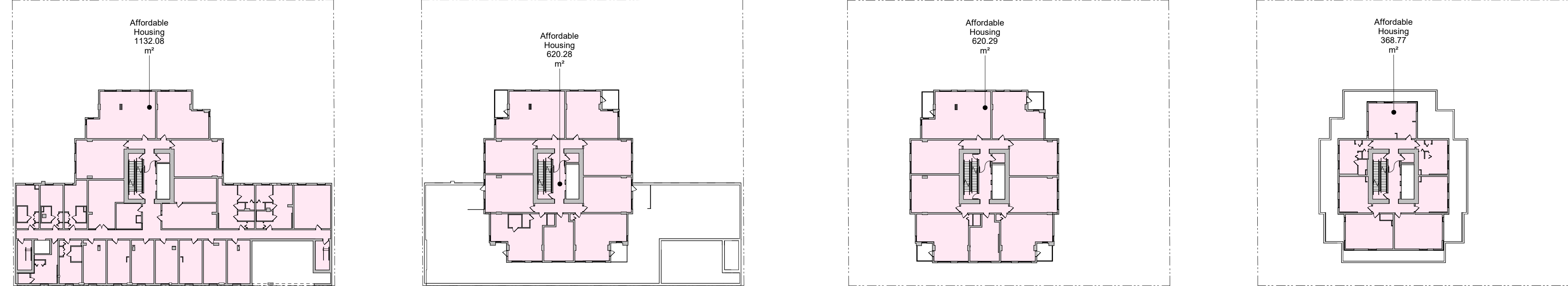
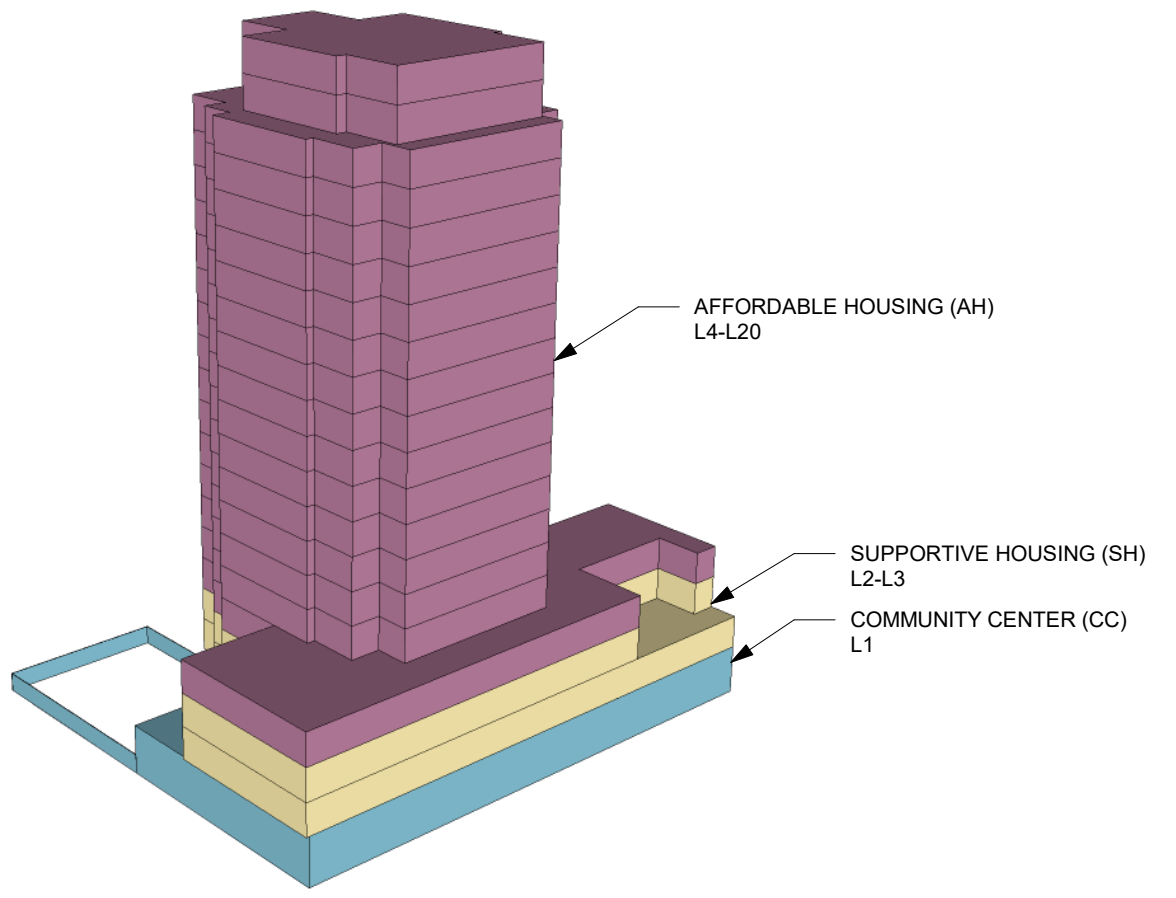
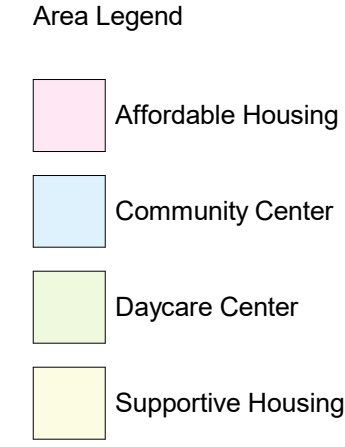
L1 FSR

Mezzanine Exit FSR

L2 FSR

L3 FSR

1 FSR Calculations
A007 SCALE: 1 : 500



L4 FSR

L5 FSR

L6-18 FSR

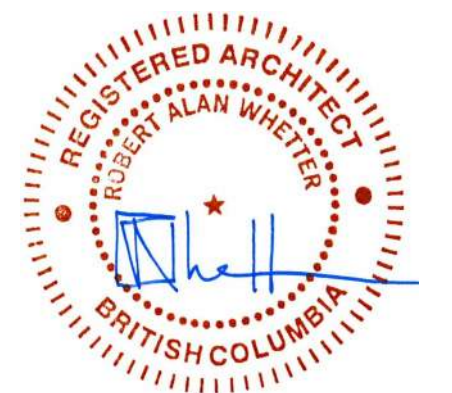
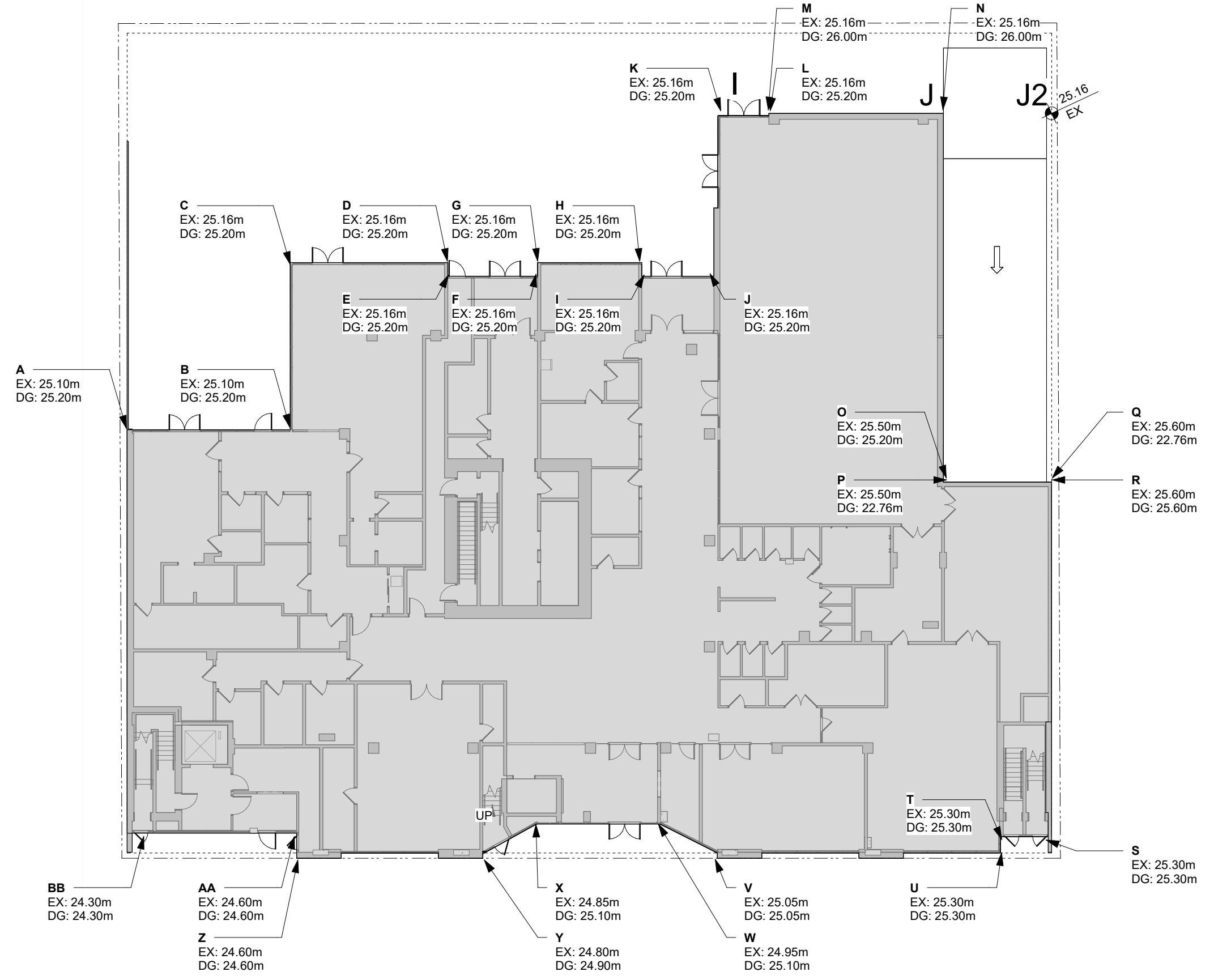
L19-20 FSR

GRADE POINT	EXISTING GRADE (m)	DESIGN GRADE (m)
A	25.10	25.20
B	25.10	25.20
C	25.16	25.20
D	25.16	25.20
E	25.16	25.20
F	25.16	25.20
G	25.16	25.20
H	25.16	25.20
I	25.16	25.20
J	25.16	25.20
K	25.16	25.20
L	25.16	25.20
M	25.16	26.00
N	25.16	26.00
O	25.50	25.20
P	25.50	22.76
Q	25.60	22.76
R	25.60	25.60
S	25.30	25.30
T	25.30	25.30
U	25.30	25.30
V	25.05	25.05
W	24.95	25.10
X	24.85	25.10
Y	24.80	24.90
Z	24.60	24.60
AA	24.60	24.60
BB	24.30	24.30

GRADE POINTS	DISTANCE BETWEEN GRADE POINTS (mm)	CALCULATION
A to B	9,530	239.20
B to C	9,766	245.42
C to D	9,207	231.65
D to E	800	20.13
E to F	5,240	131.84
F to G	800	20.13
G to H	6,093	153.30
H to I	800	20.13
I to J	4,210	105.92
J to K	9,400	236.50
K to L	2,975	74.85
L to M	10,200	256.63
M to N	21,544	542.48
N to O	6,325	143.96
O to P	20,678	526.26
P to Q	2,758	69.78
Q to R	930	23.53
R to S	16,545	416.52
S to T	3,755	93.88
T to U	7,074	176.14
U to V	3,580	88.87
V to W	10,870	268.49
W to X	1,457	35.84
X to Y	9,583	234.30
Y to Z	23,410	578.23
Z to AA		
AA to BB		
BB to A		
PERIMETER (m)	198	TOTAL 4933.97

AVERAGE GRADE 24.98

2 Average Grade Calculations
A007 SCALE: 1 : 250



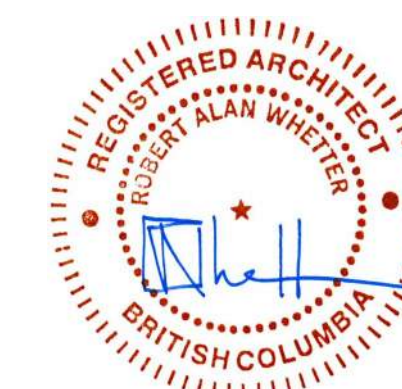
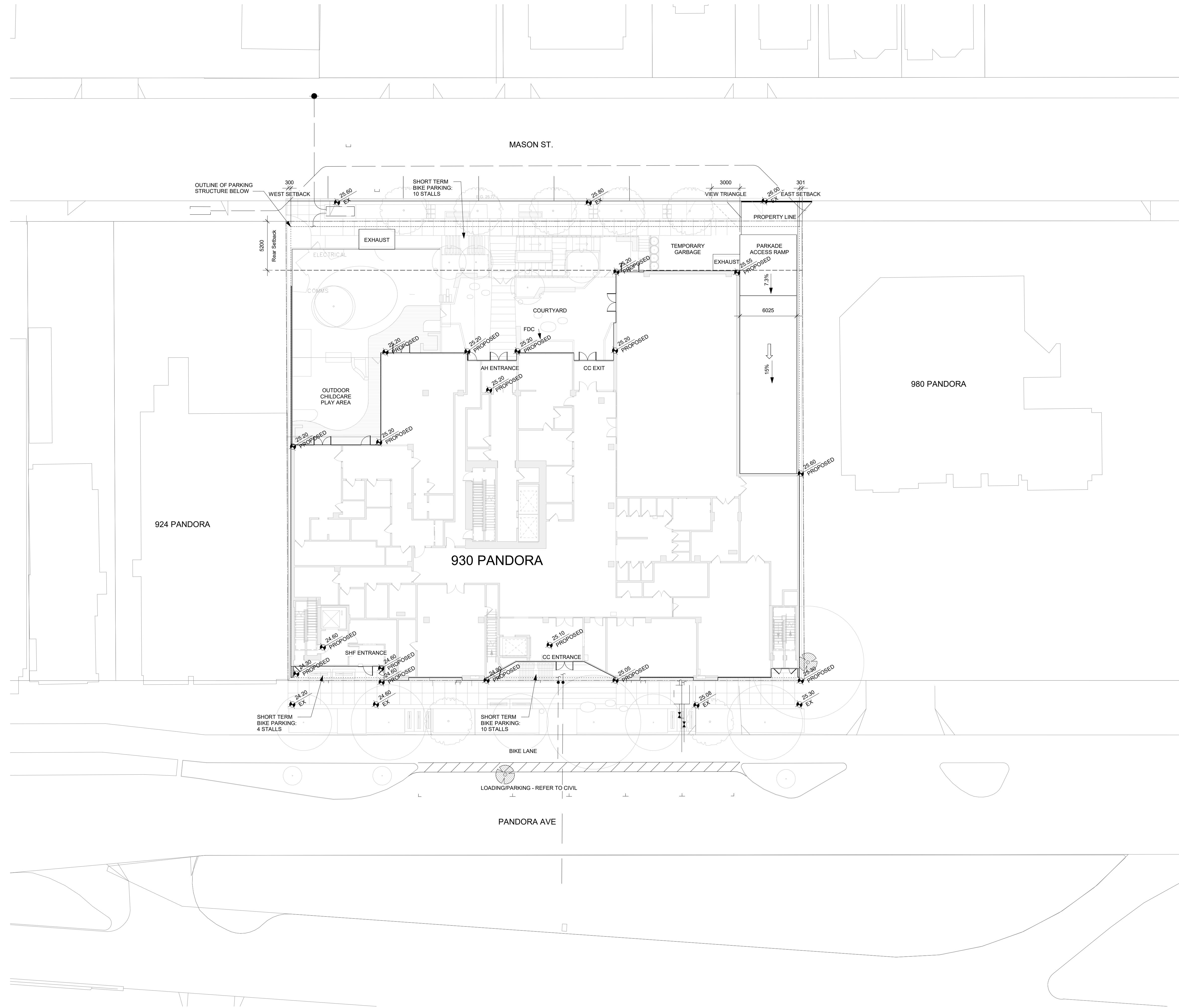
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 Drawn By: JY/IS Checked By: JY/RAW
 Scale: As indicated Project Number: 2141
 NOTE: All dimensions are shown in millimeters.

930 Pandora

Bylaw Calculations



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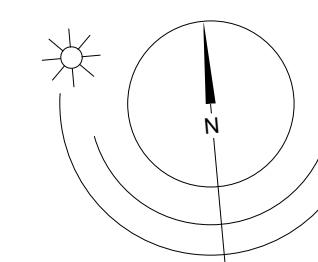


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 Drawn By: JY/IS Checked By: JY/RAW
 Scale: 1 : 200 Project Number: 2141

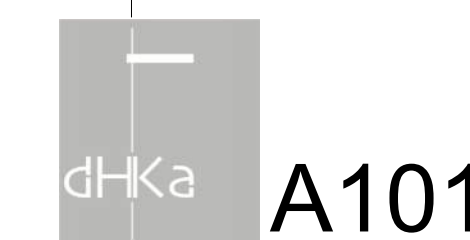
NOTE: All dimensions are shown in millimeters.

930 Pandora

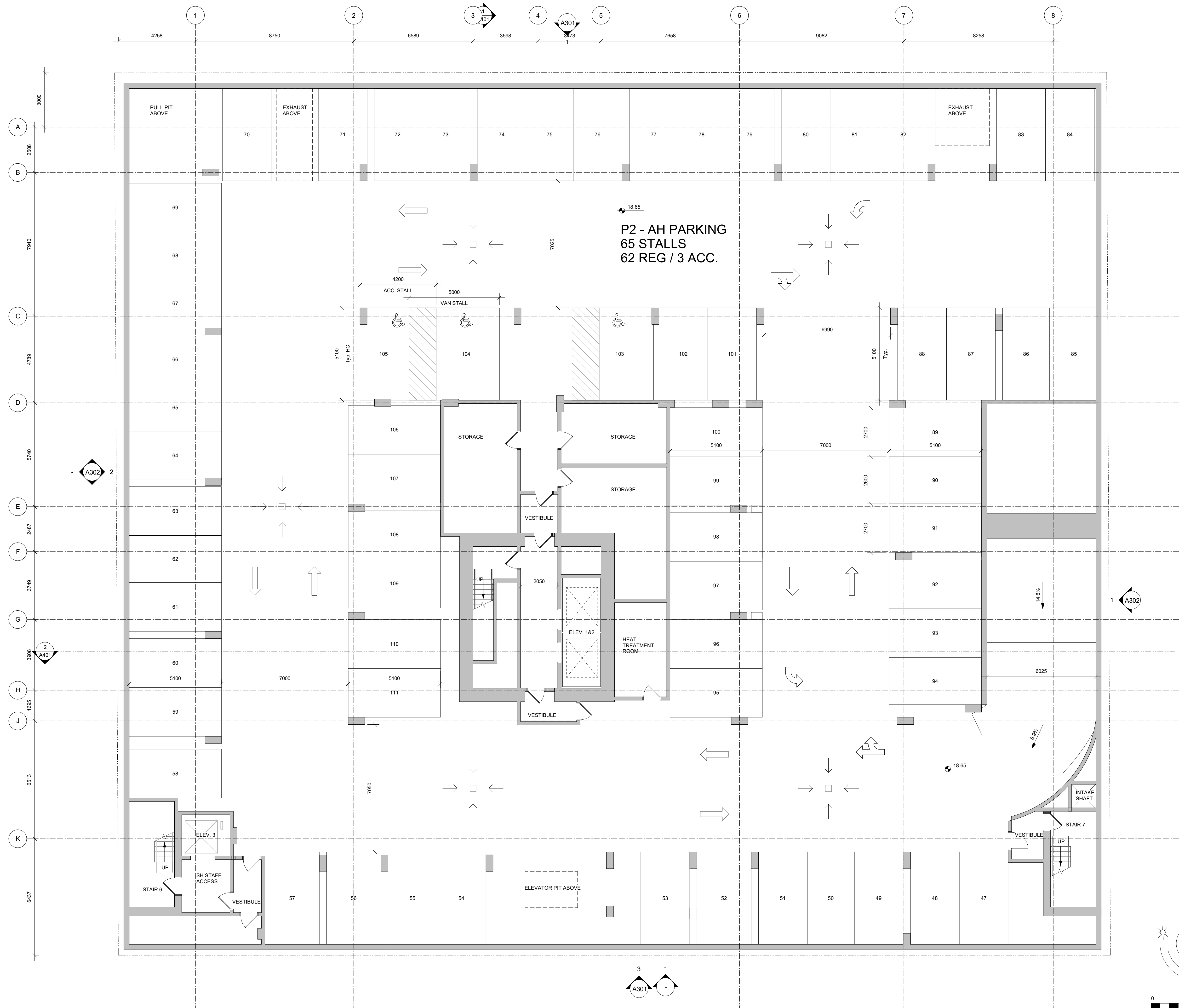
Site Plan



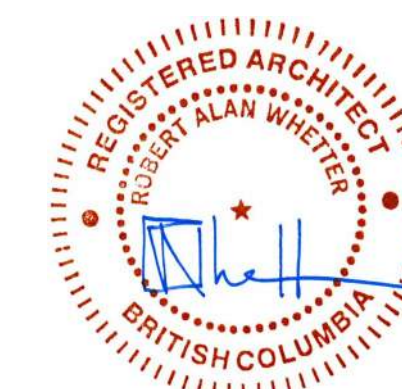
0 5000 10000 mm
1 : 200



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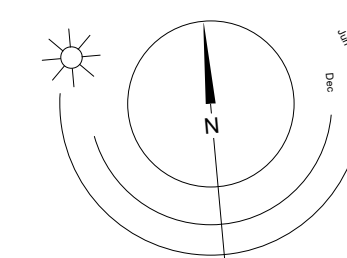


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 Drawn By: JY/IS Checked By: JY/RAW
 Scale: 1:100 Project Number: 2141

NOTE: All dimensions are shown in millimeters.

930 Pandora

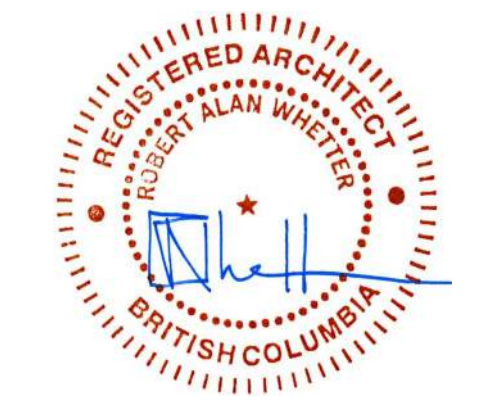
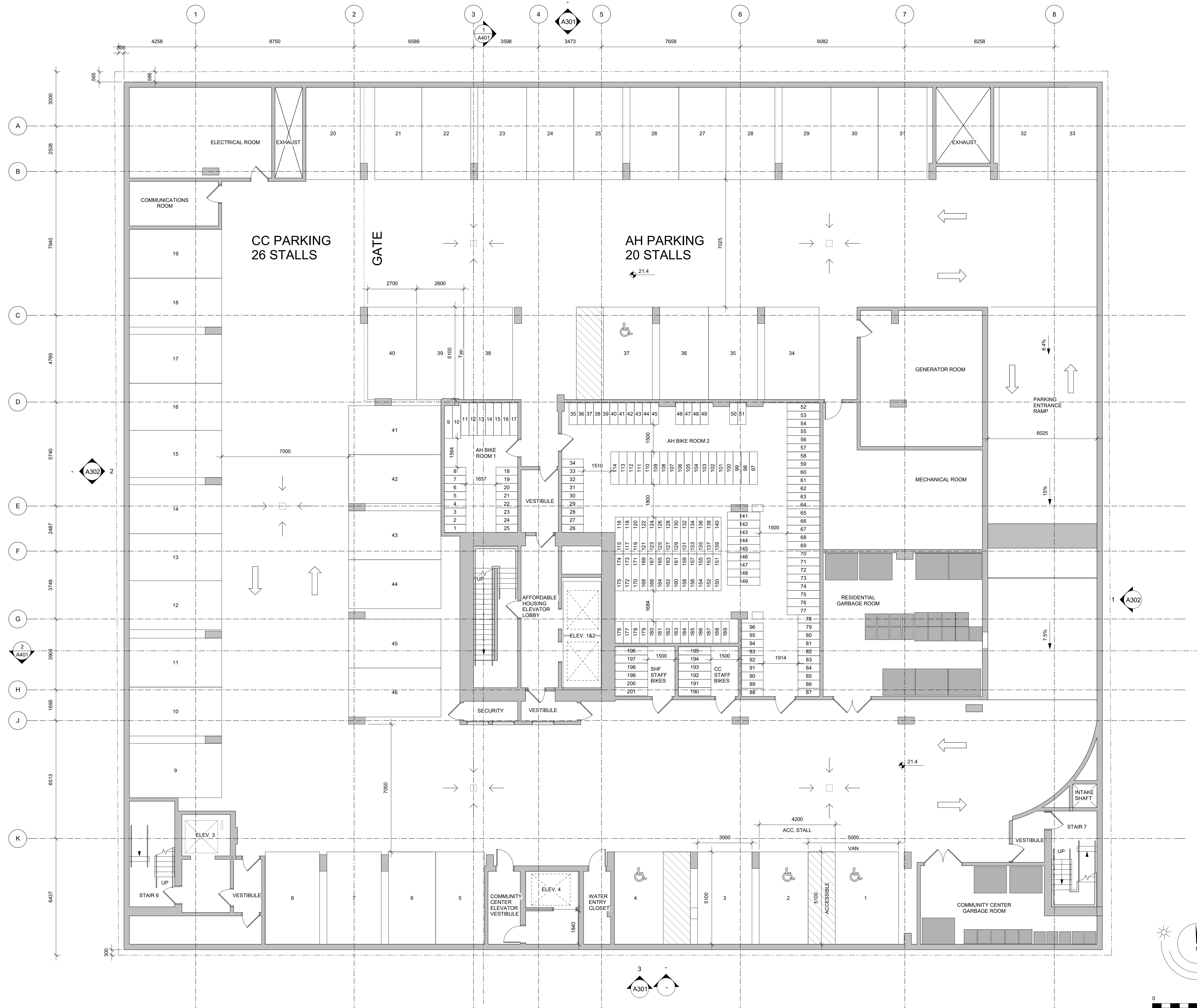
P2 Plan



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Plot Date: 22-11-22 Drawing File: Development Permit
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NOTE: All dimensions are shown in millimeters.

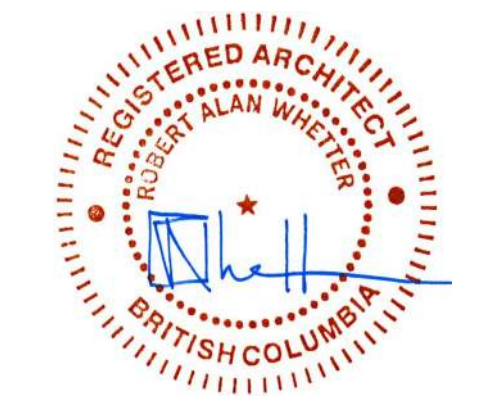
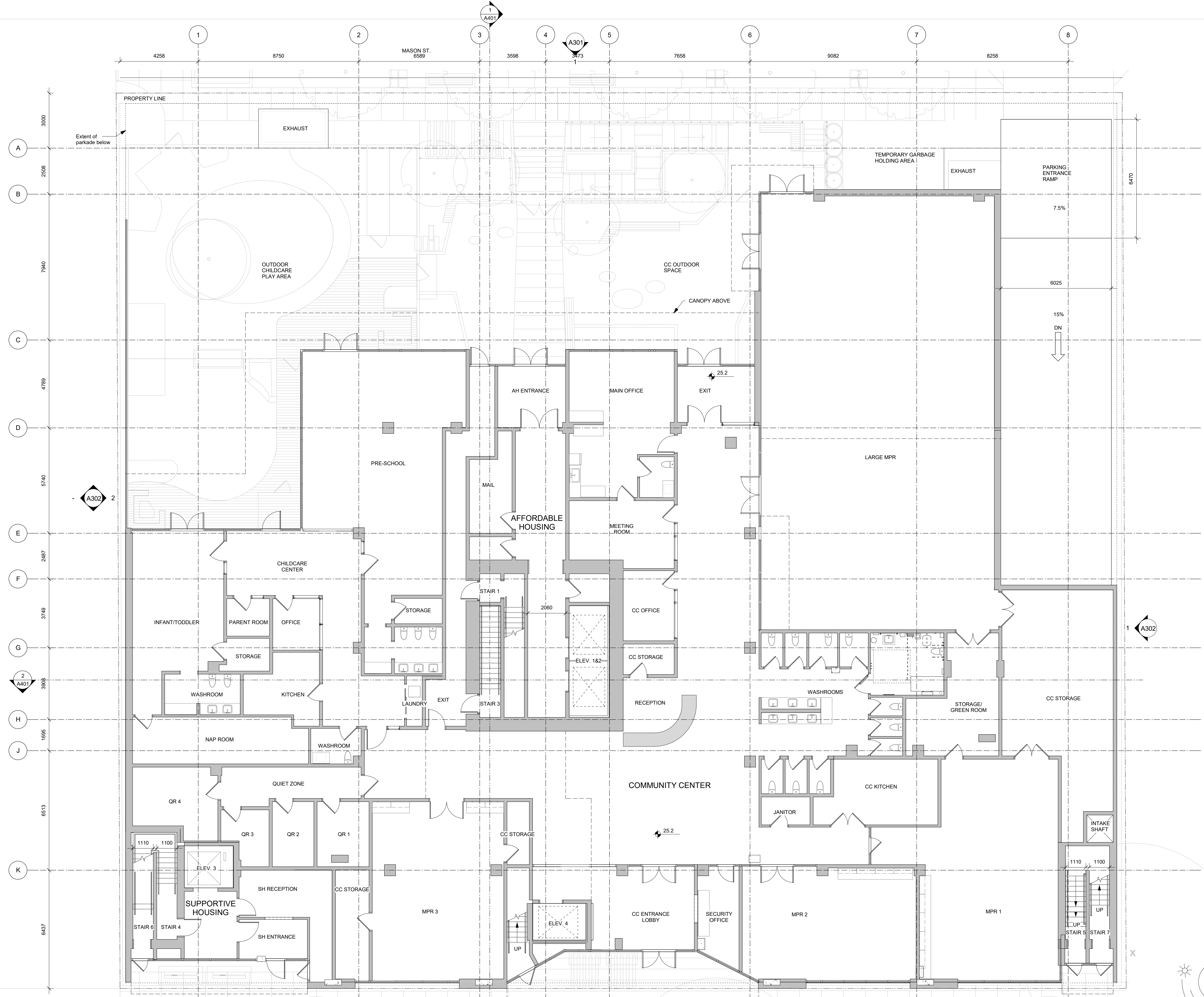
930 Pandora

P1 Plan



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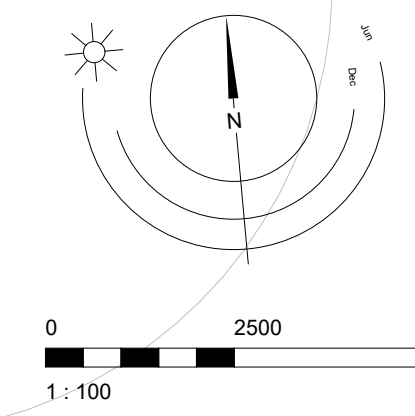
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930 Pandora

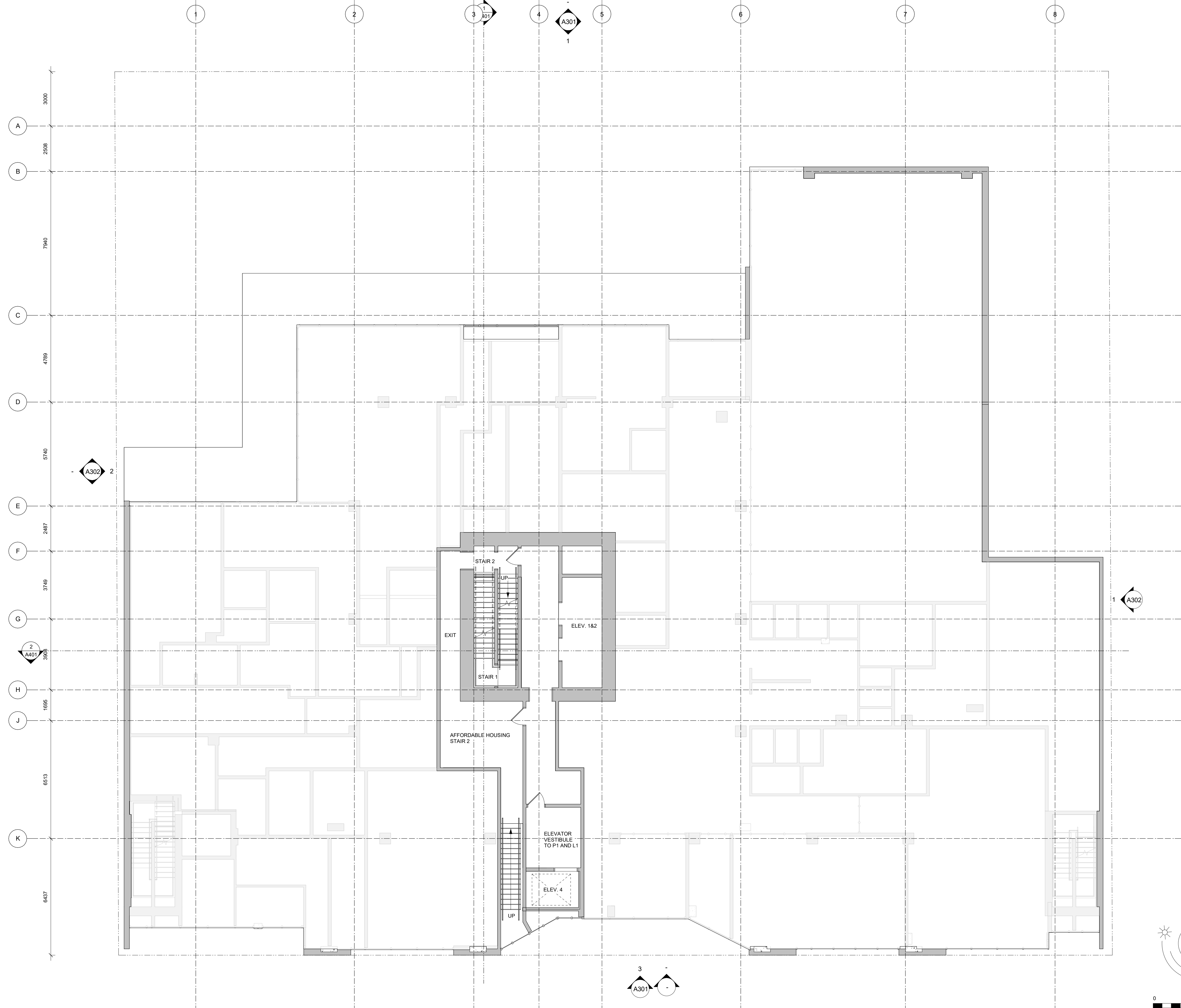
L1 Plan



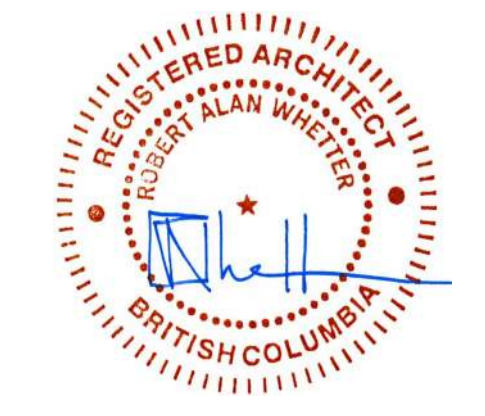
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2022-11-23 3:48:14 PM



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Drawn By	JY/IS	Checked By	Development Permit
Scale	1 : 100	Project Number	JY/RAW
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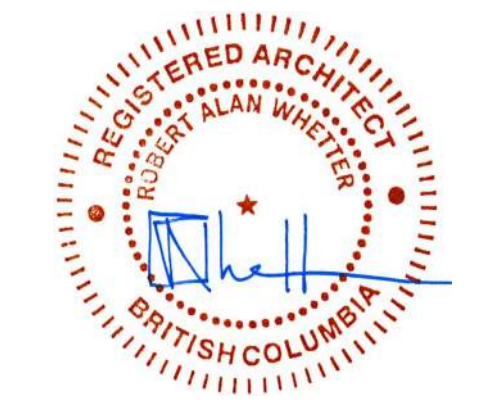
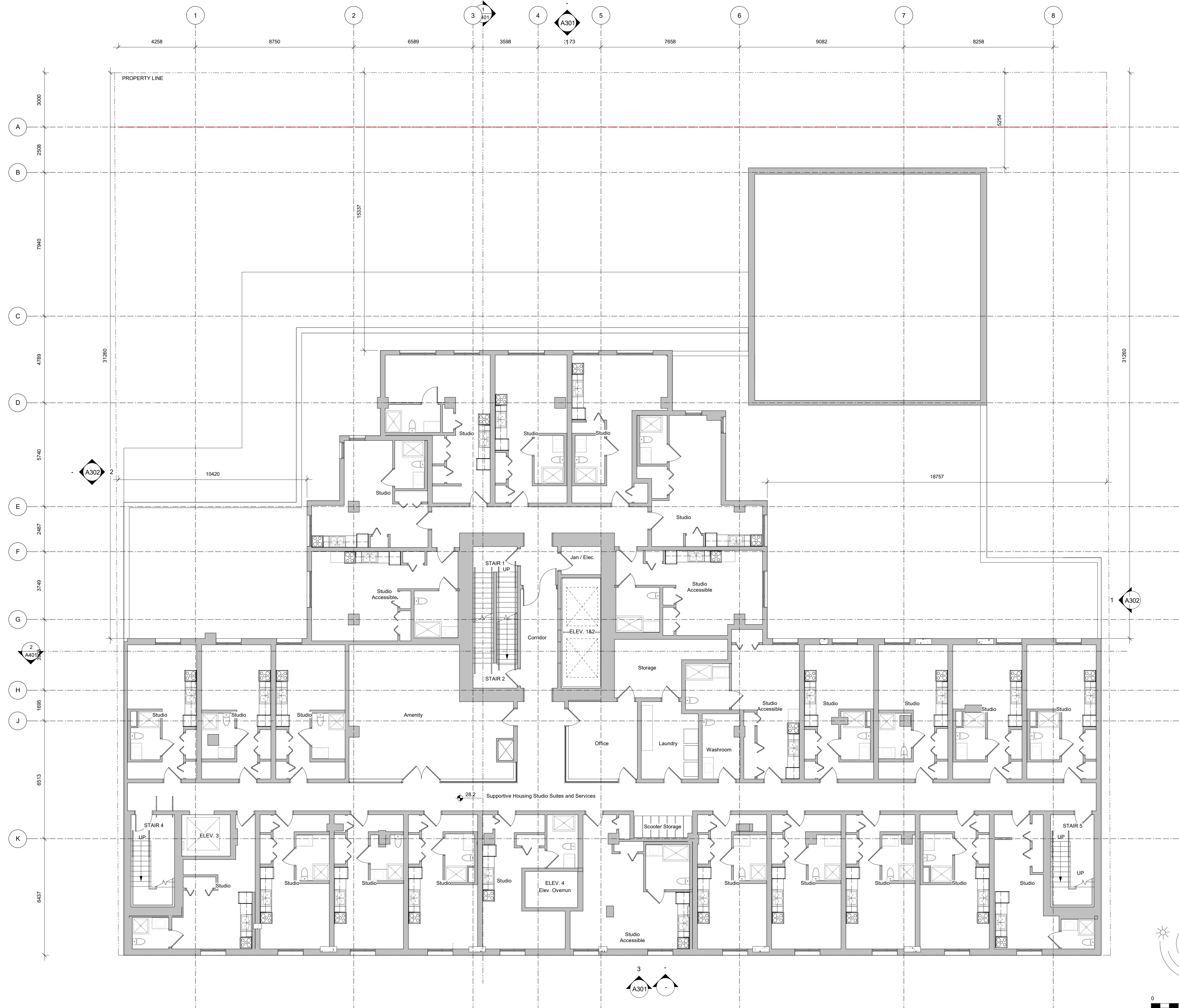
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L1 Mezzanine



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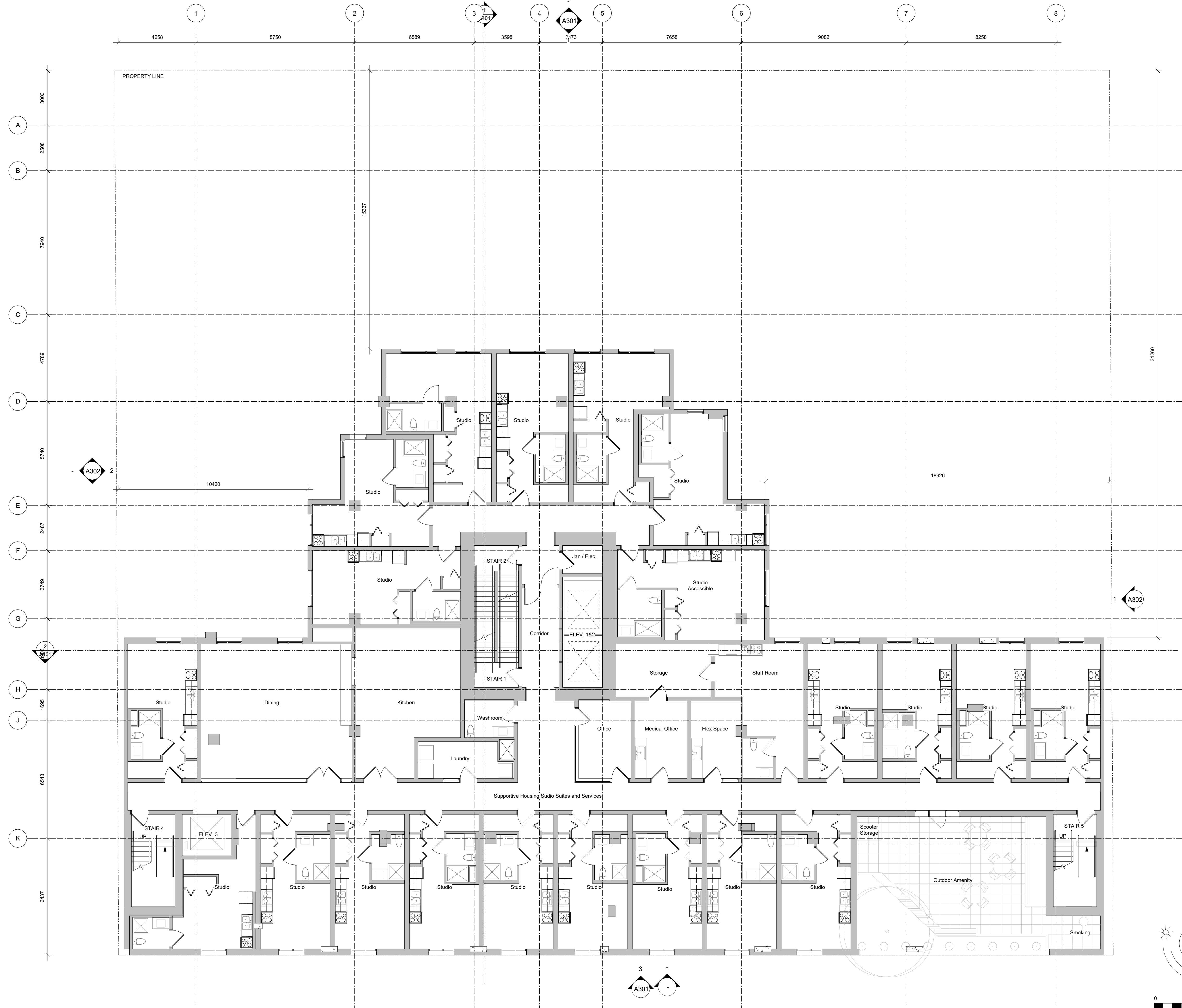
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930 Pandora

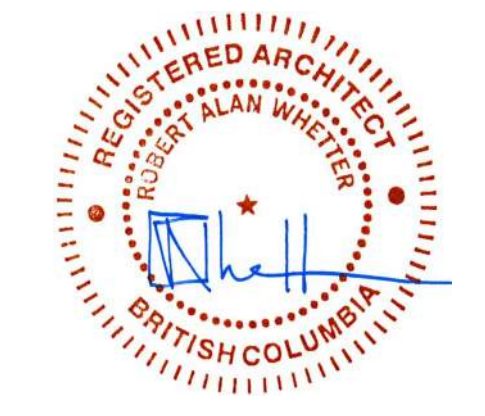
L2 Plan



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Supportive Housing Studio Suites and Services

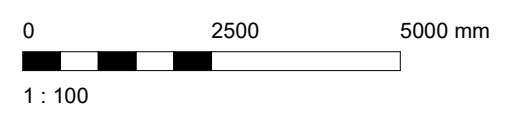
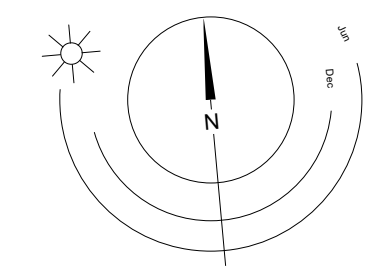


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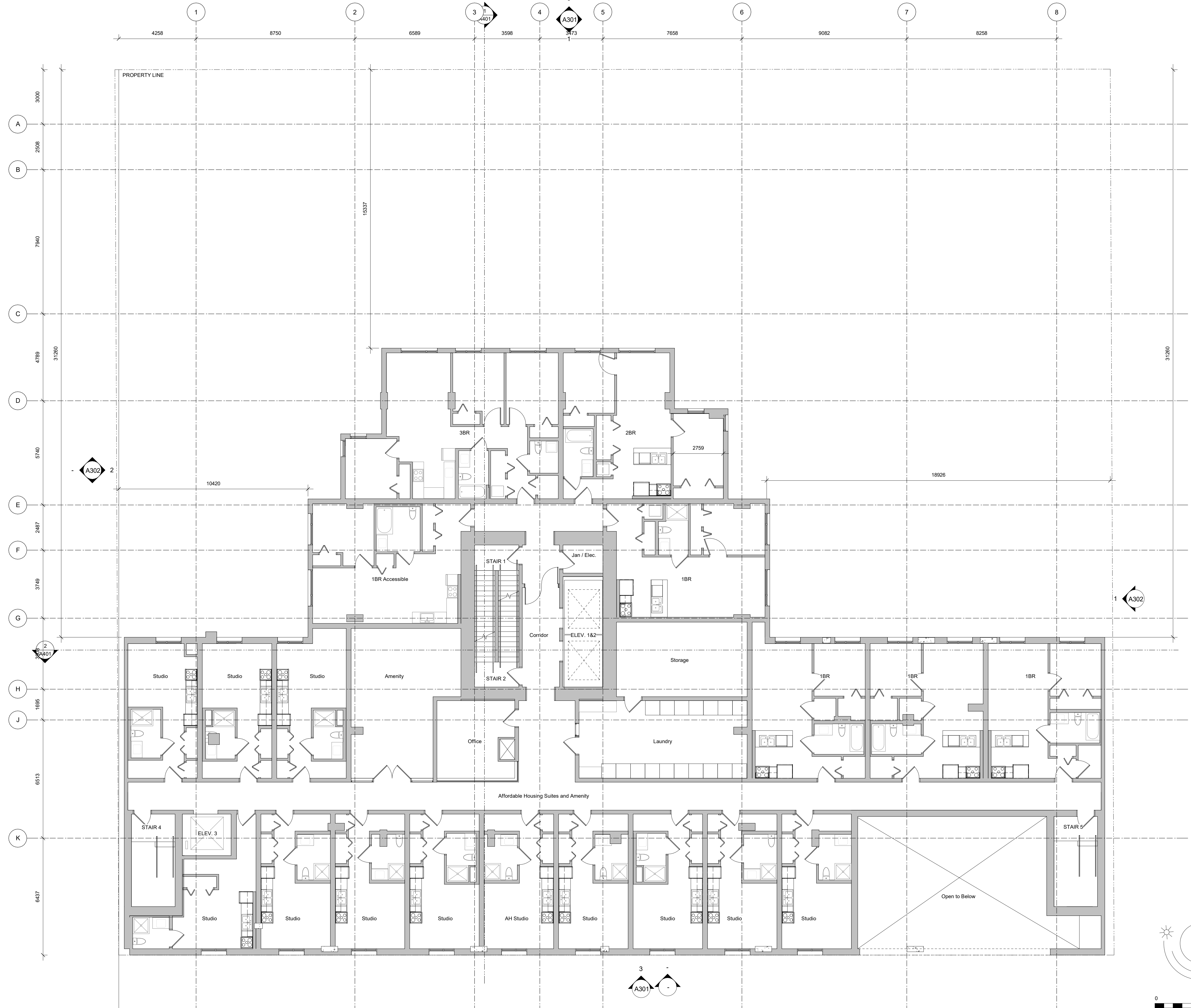
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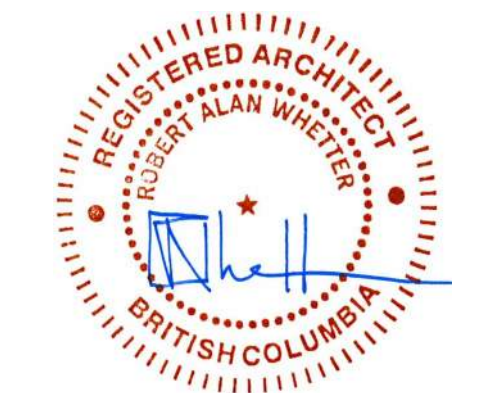
L3 Plan



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No color scheme assigned to view

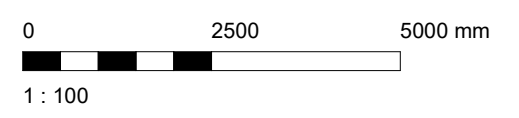
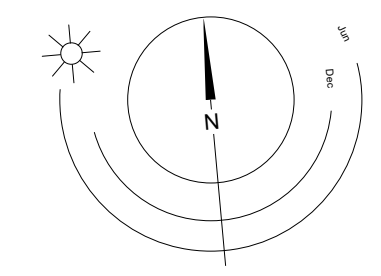


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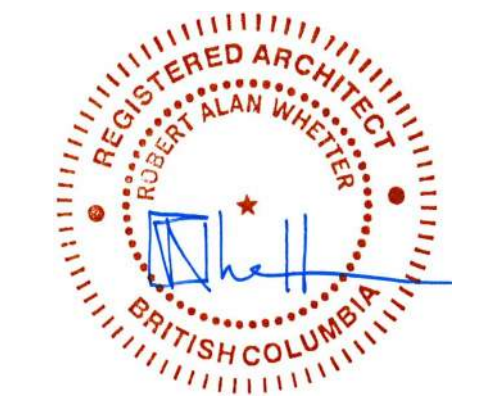
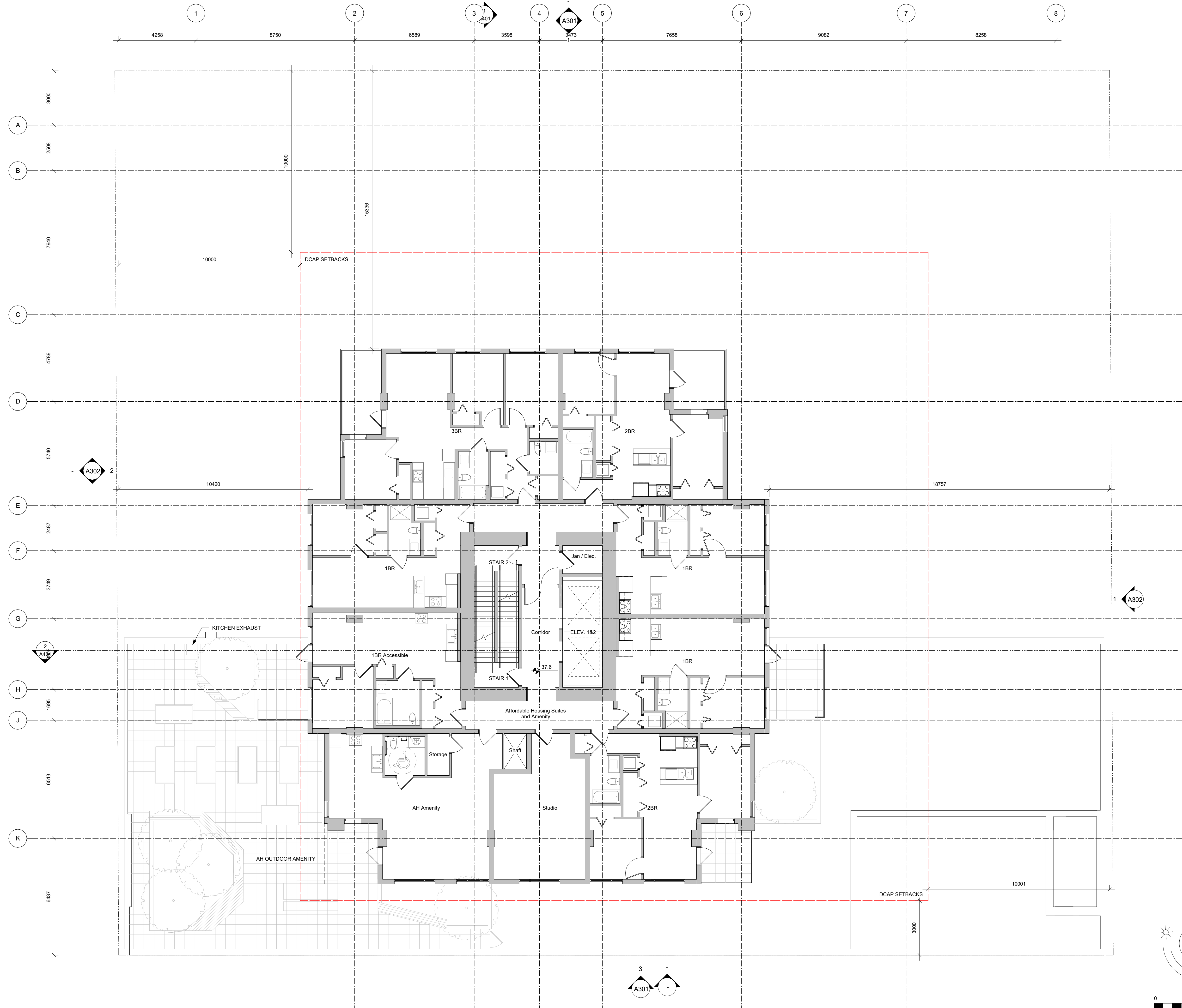
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930 Pandora

L4 Plan



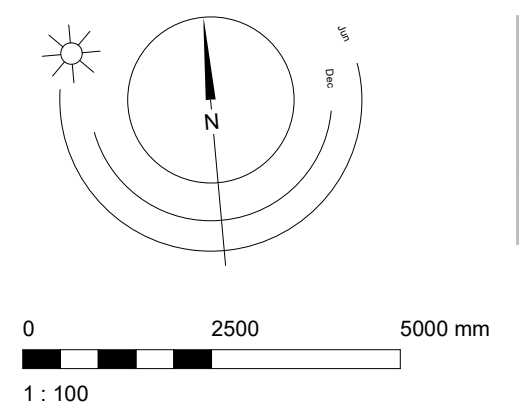
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Plot Date: 22-11-22 Drawing File: Development Permit
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 NOTE: All dimensions are shown in millimeters.

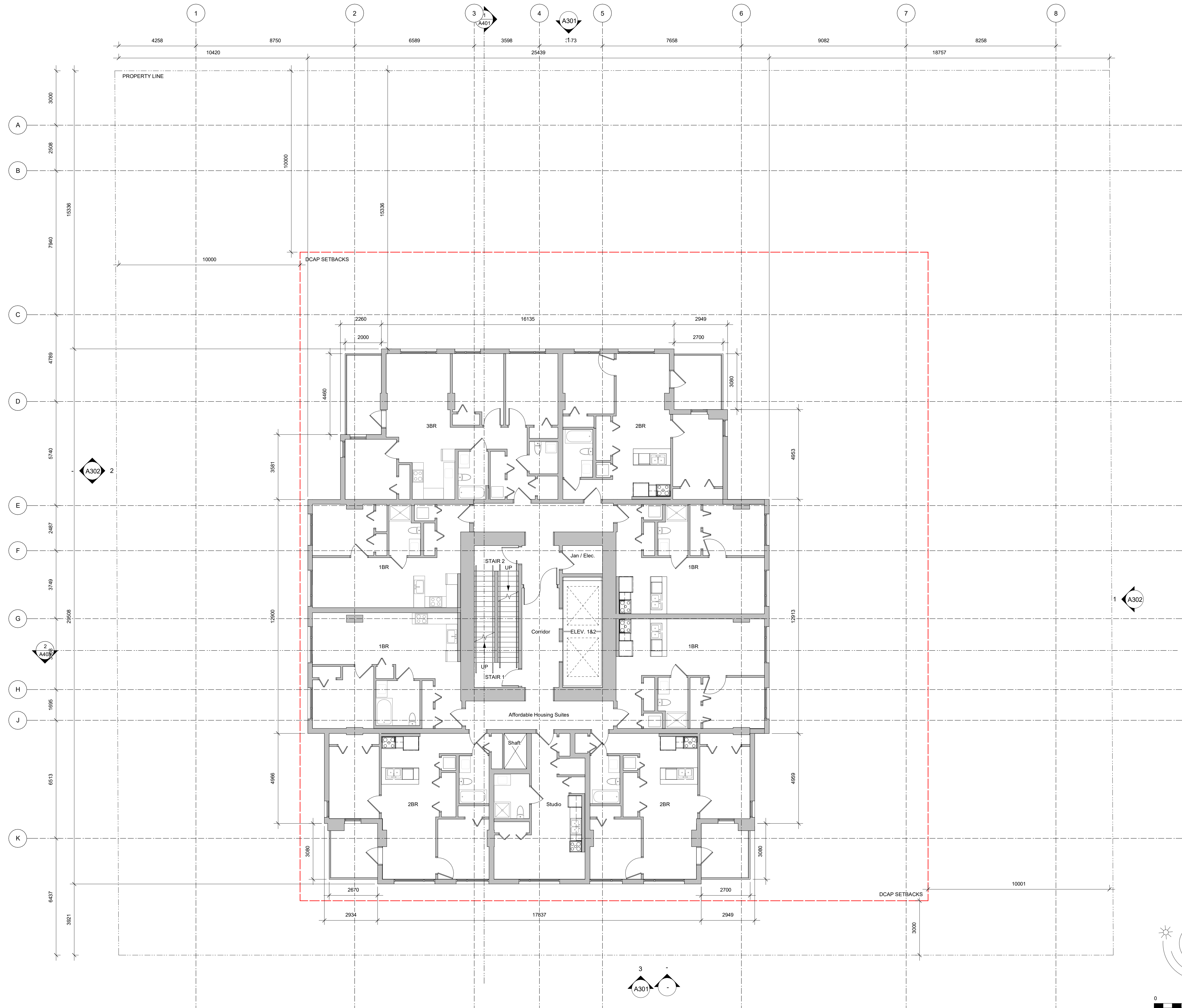
930 Pandora

L5 Plan

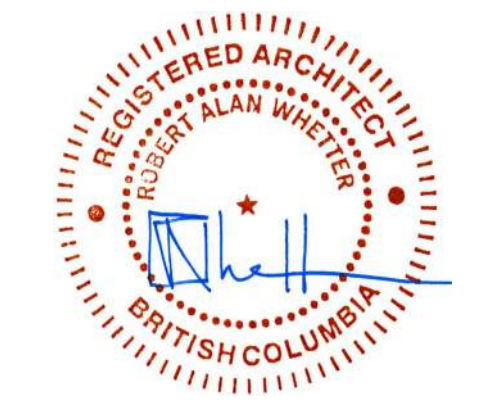


dHka A208

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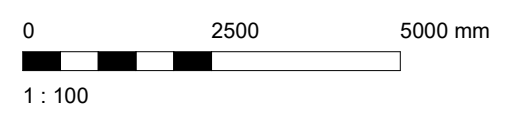
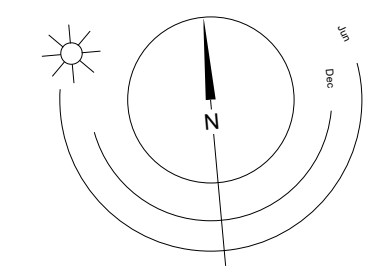


No color scheme assigned to view



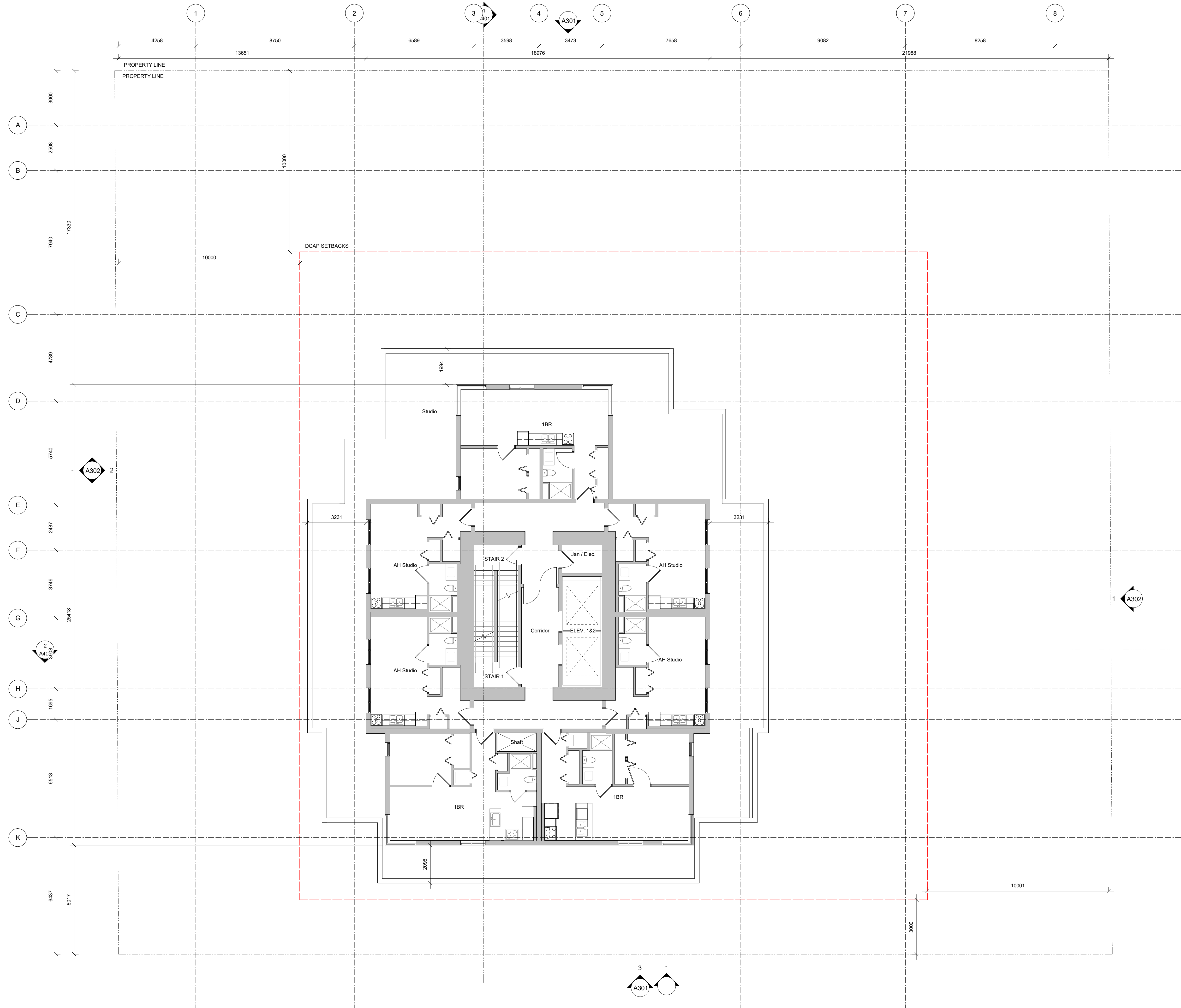
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 Drawn By: JY/IS Checked By: JY/RAW
 Scale: 1:100 Project Number: 2141

NOTE: All dimensions are shown in millimeters.
930 Pandora
L6-L18 Typical Plan

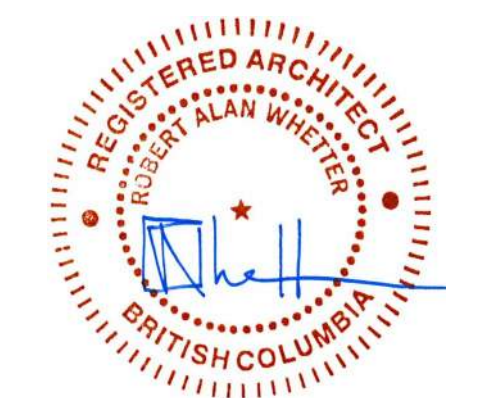


dHka **A209**

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No color scheme assigned to view



Plot Date: 22-11-22 Drawing File: Development Permit
 Drawn By: JY/IS Checked By: JY/RAW
 Scale: 1 : 100 Project Number: 2141

NOTE: All dimensions are shown in millimeters.

930 Pandora

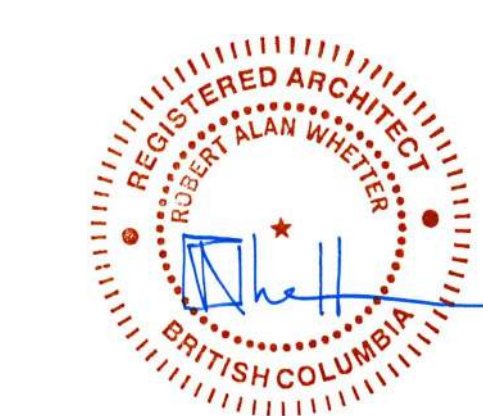
Typical Plan
 L19-L20

dHka A210

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MATERIALS LEGEND

- 1 Running bond standard size bricks in Charcoal
- 2 Smooth finish fibre-cement panel, flush jointed with matching trim, Colours A, B, C, and D as noted.
A White
B Light Grey
C Slate Grey
D Dark Grey
E Dark Teal
- 3 Vinyl frame window, white
- 4 Anodized aluminum storefront glazing, c/w spandrel panel and doors
- 5 Anodized aluminum window wall, c/w spandrel panel
- 6 Tempered, laminated glass guardrail with anodized aluminum cap and handrail.
- 7 Architectural exposed concrete column
- 8 Canopy: Metal composite panel pre-finished in dark grey
- 9 Planted metal mesh screen
- 10 Play area fence
- 11 Metal signage
- 12 Painted concrete wall, colour to match Brick
- 13 Metal Flashing, colour matched to cladding
- 14 Vinyl frame swing door, white
- 15 Concrete planter



Plot Date: 22-11-22 Drawing File: Development Permit Issued for
 Drawn By: JY/IS Checked By: JY/RAW
 Scale: As indicated Project Number: 2141

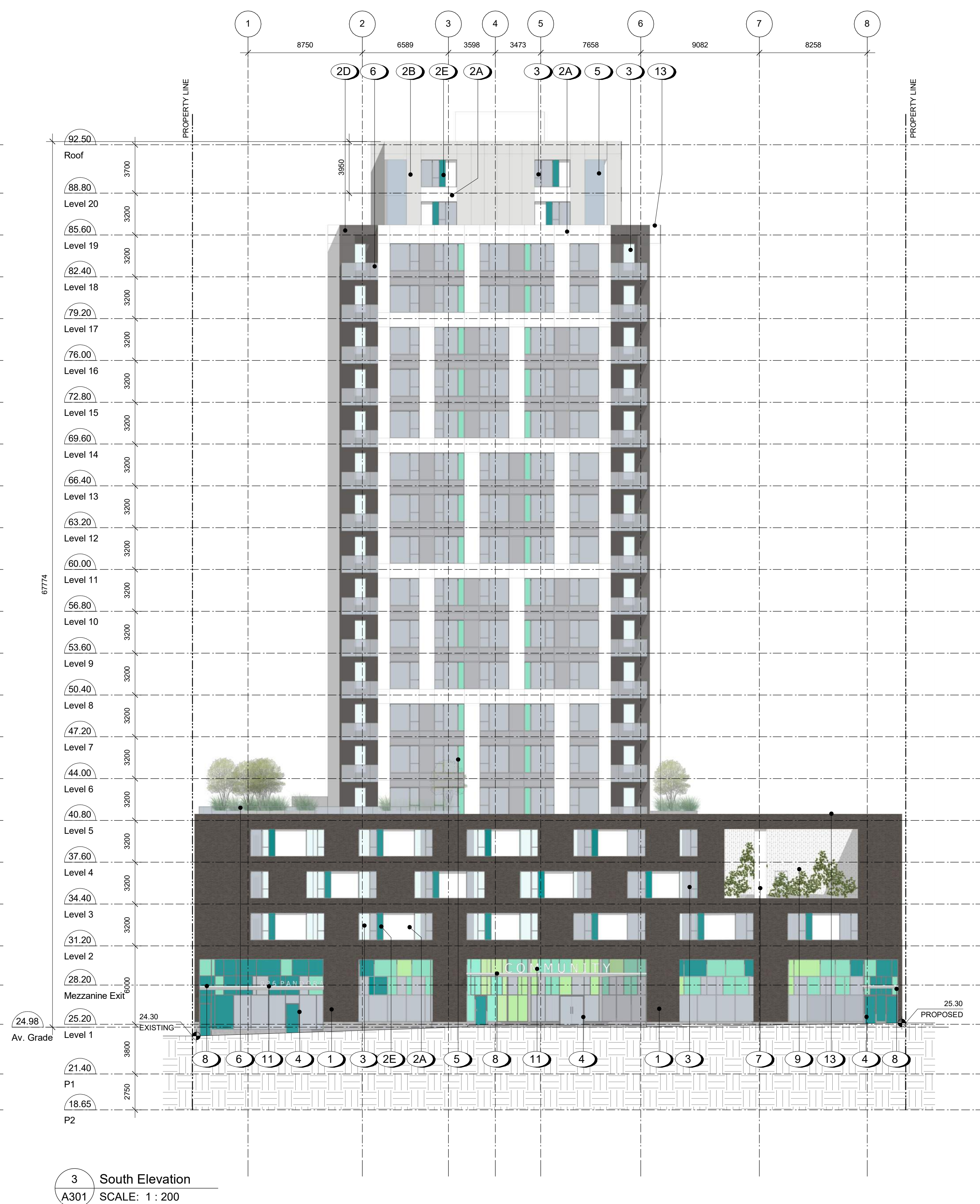
NOTE: All dimensions are shown in millimeters.

930 Pandora

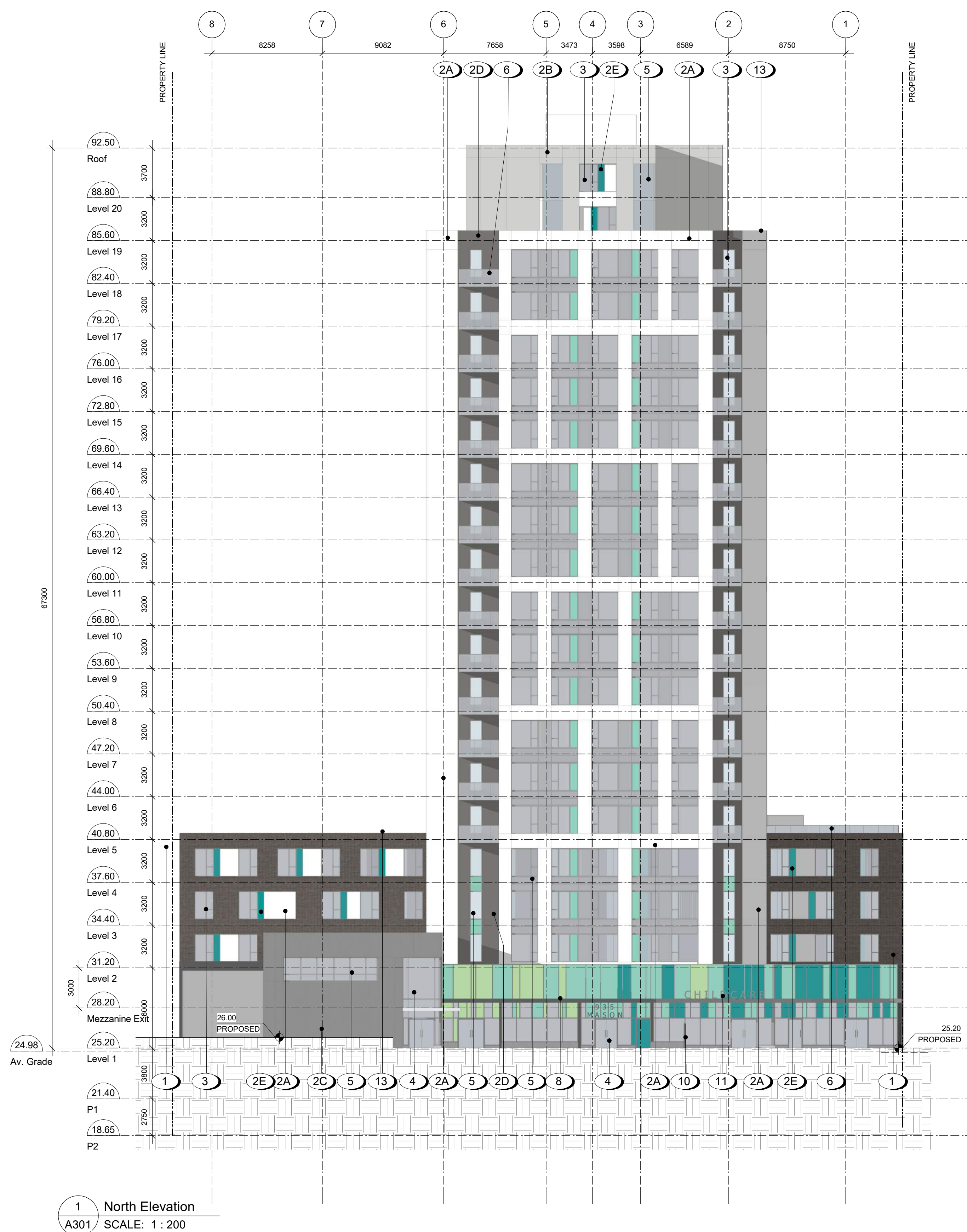
Building Elevations



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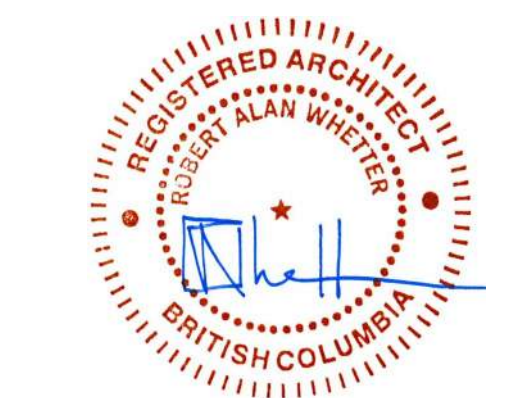
3 South Elevation
 A301 SCALE: 1:200



1 North Elevation
 A301 SCALE: 1:200

MATERIALS LEGEND

- 1 Running bond standard size bricks in Charcoal
- 2 Smooth finish fibre-cement panel, flush jointed with matching trim. Colours A, B, C, and D as noted.
A White
B Light Grey
C Slate Grey
D Dark Grey
E Dark Teal
- 3 Vinyl frame window, white
- 4 Anodized aluminum storefront glazing, c/w spandrel panel and doors
- 5 Anodized aluminum window wall, c/w spandrel panel
- 6 Tempered, laminated glass guardrail with anodized aluminum cap and handrail.
- 7 Architectural exposed concrete column
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Plot Date: 22-11-22 Drawing File: Development Permit Issued for
 Drawn By: JY/IS Checked By: JY/RAW Development Permit
 Scale: As indicated Project Number: 2141

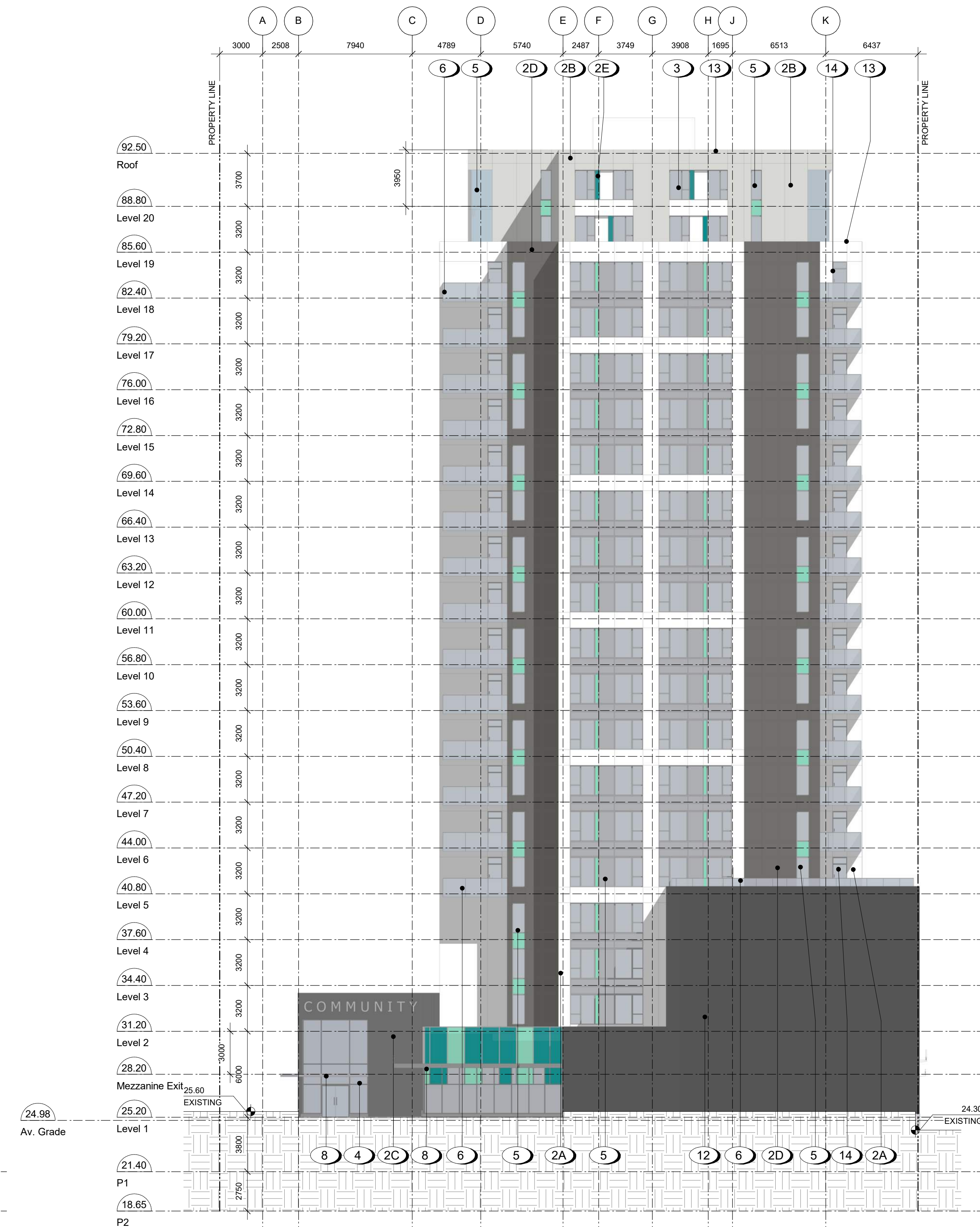
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930 Pandora

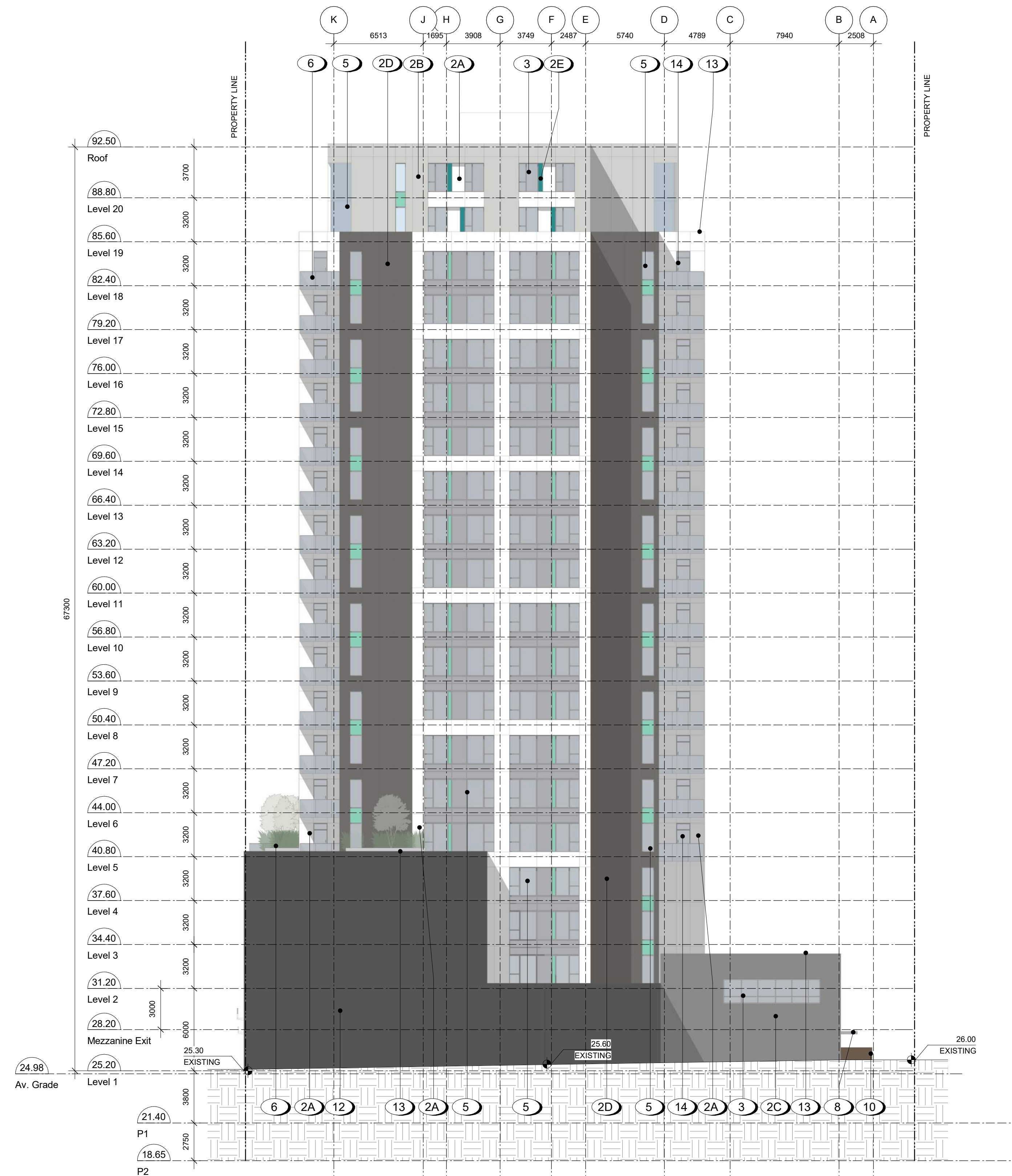
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2 West Elevation
 A302 SCALE: 1 : 200



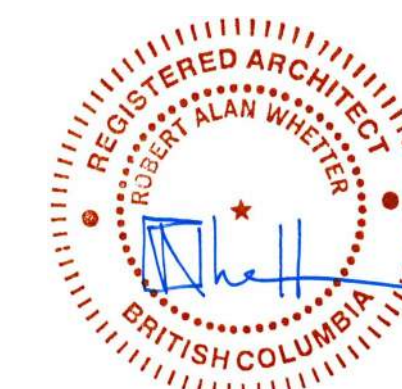
1 East Elevation
 A302 SCALE: 1 : 200



1 North Context Elevation
A310 SCALE: 1 : 500



2 South Context Elevation
A310 SCALE: 1 : 500



Plot Date	22-11-22	Drawing File	Issued for
Drawn By	JY/IS	Checked By	Development Permit
Scale	1 : 500	Project Number	JY/RAW
			2141

NOTE: All dimensions are shown in millimeters.

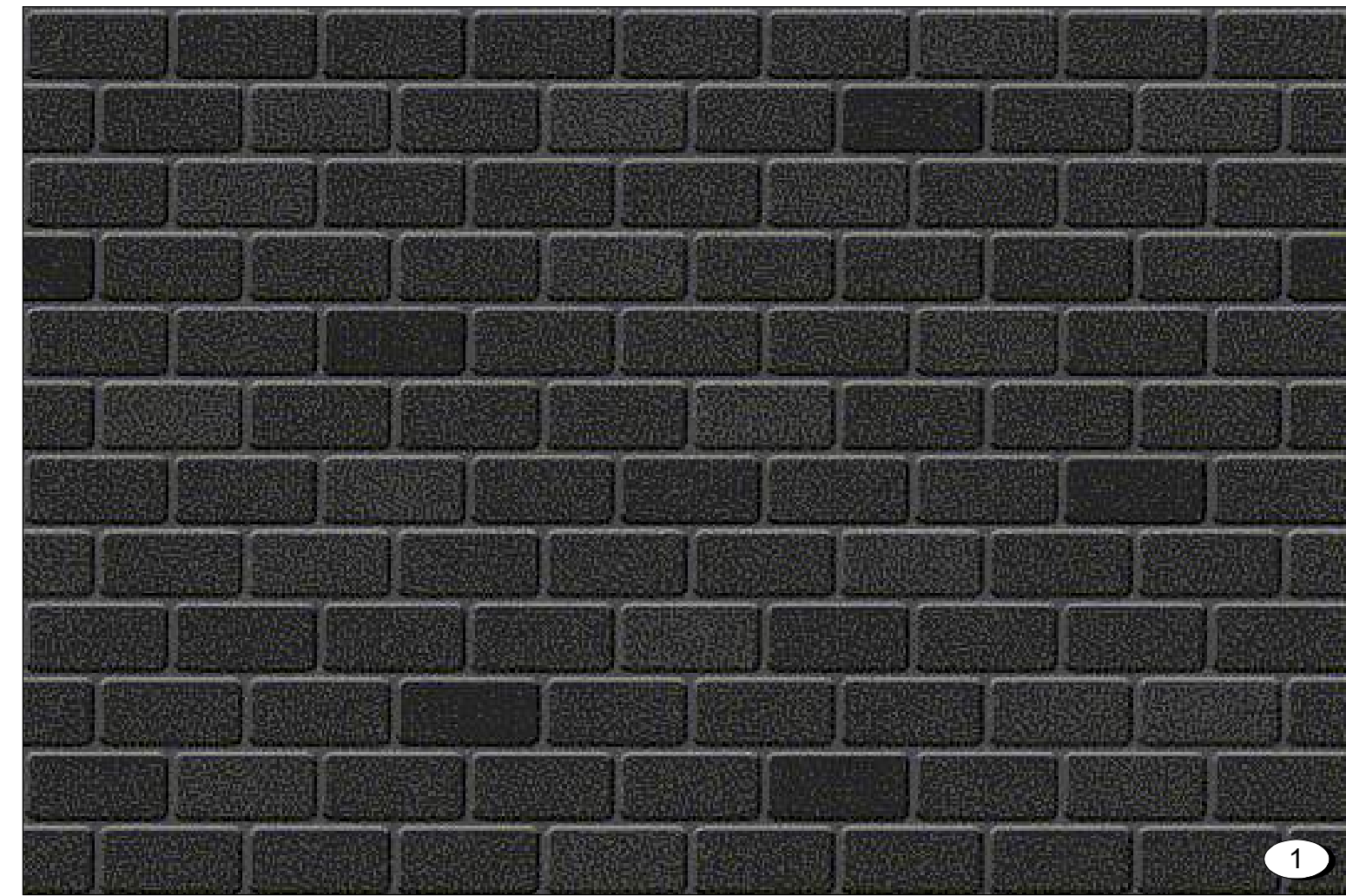
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Context Elevations



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1



9



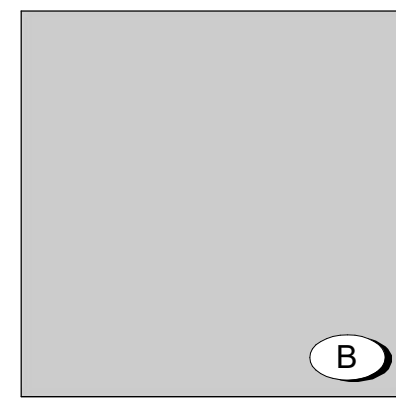
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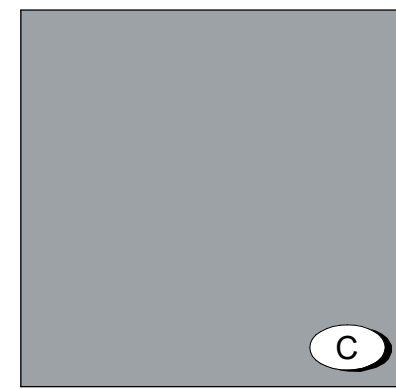
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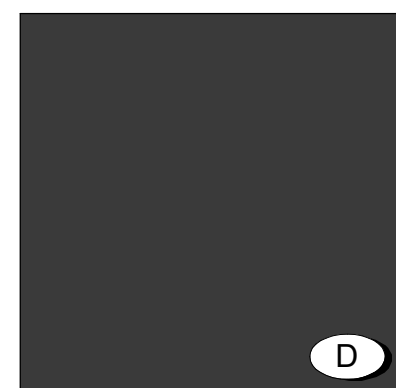
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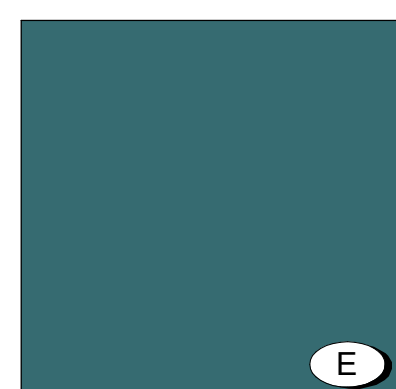
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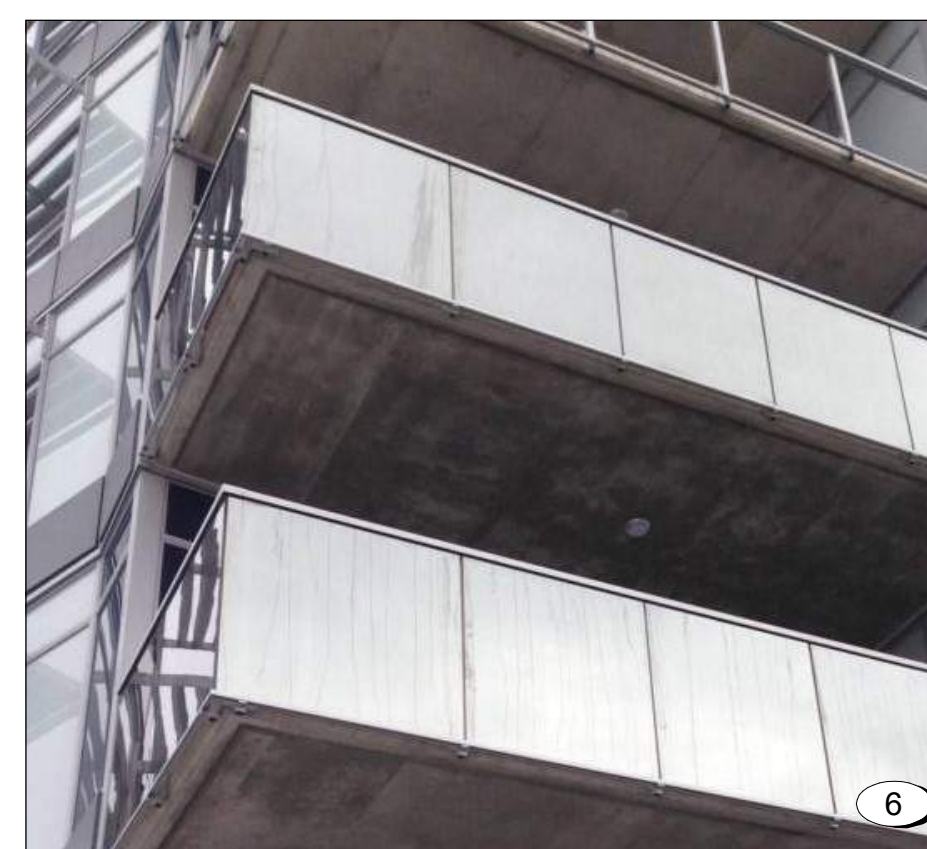
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E



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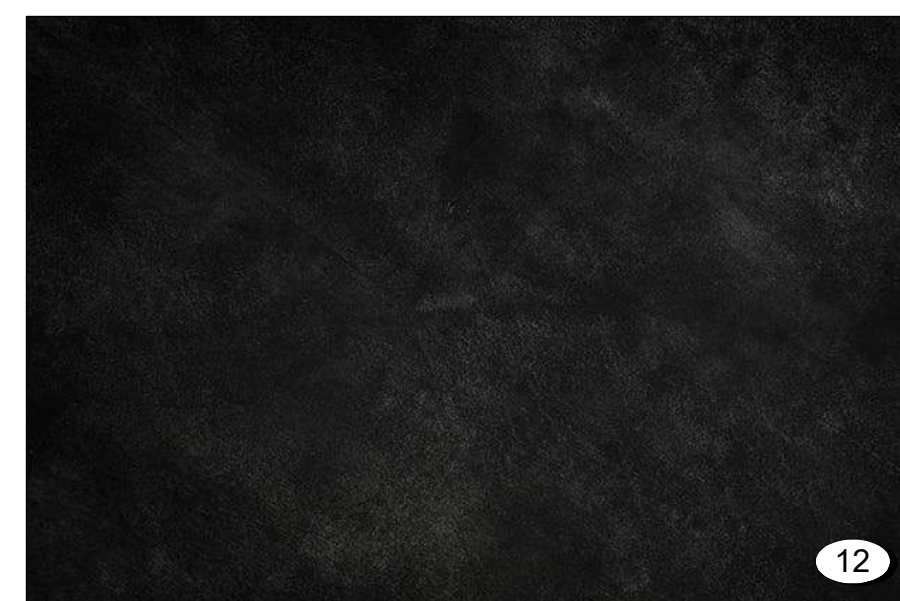
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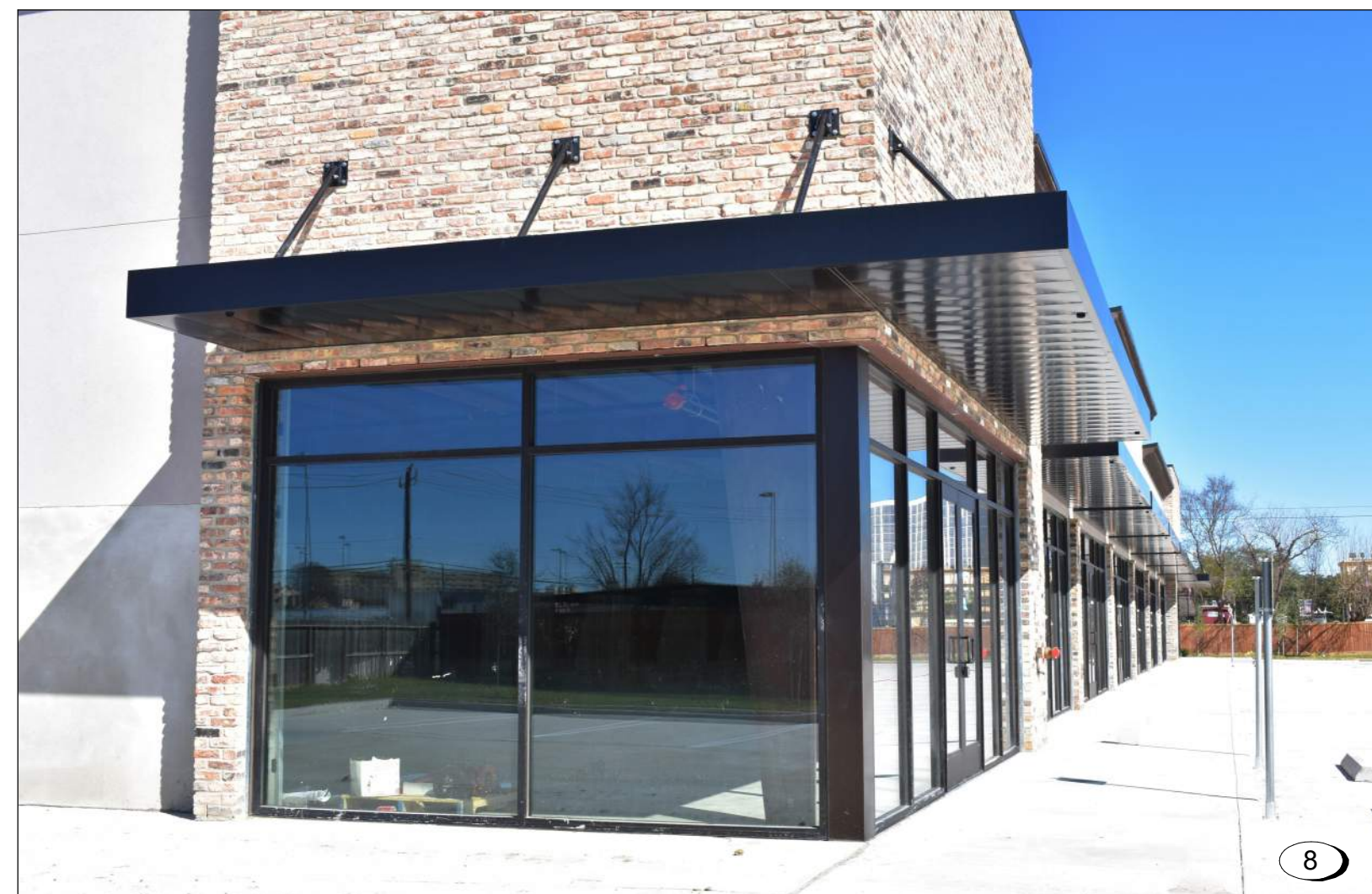
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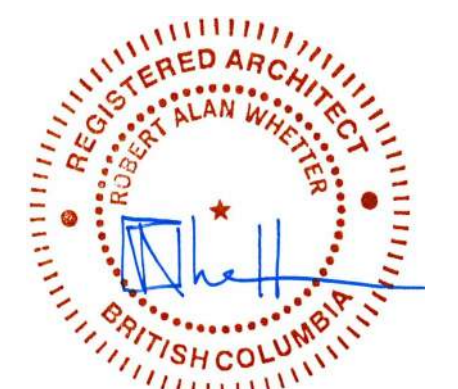
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8

MATERIALS LEGEND

- 1 Running bond standard size bricks in Charcoal
- 2 Smooth finish fibre-cement panel, flush jointed with matching trim. Colours A, B, C, and D as noted.
 - A White
 - B Light Grey
 - C Slate Grey
 - D Dark Grey
 - E Dark Teal
- 3 Vinyl frame window, white
- 4 Anodized aluminum storefront glazing, c/w spandrel panel and doors
- 5 Anodized aluminum window wall, c/w spandrel panel
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Plot Date 22-11-22 Drawing File Issued for
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 Scale 1 : 1 Project Number 2141
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NOTE: All dimensions are shown in millimeters.

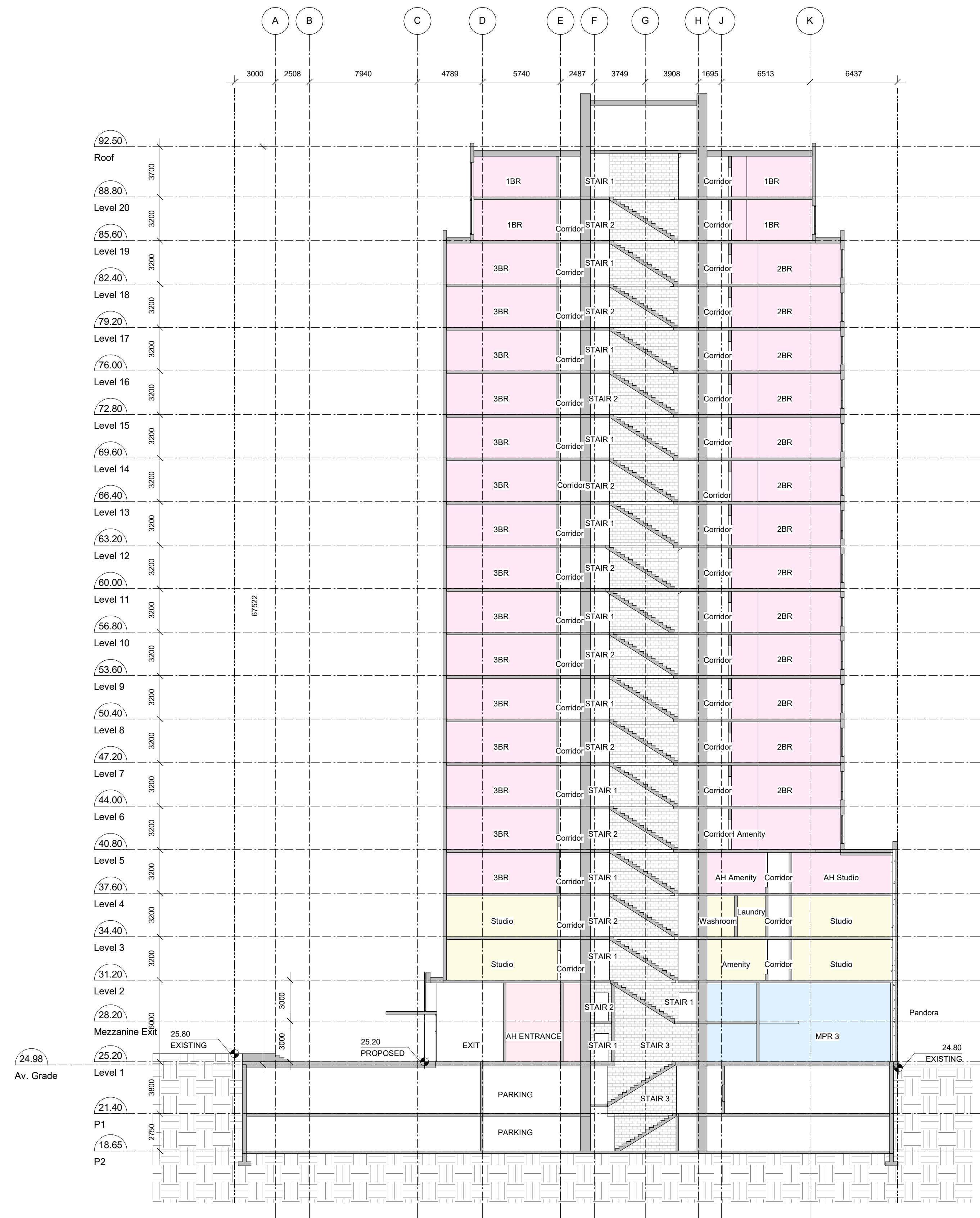
930 Pandora

Materials Board

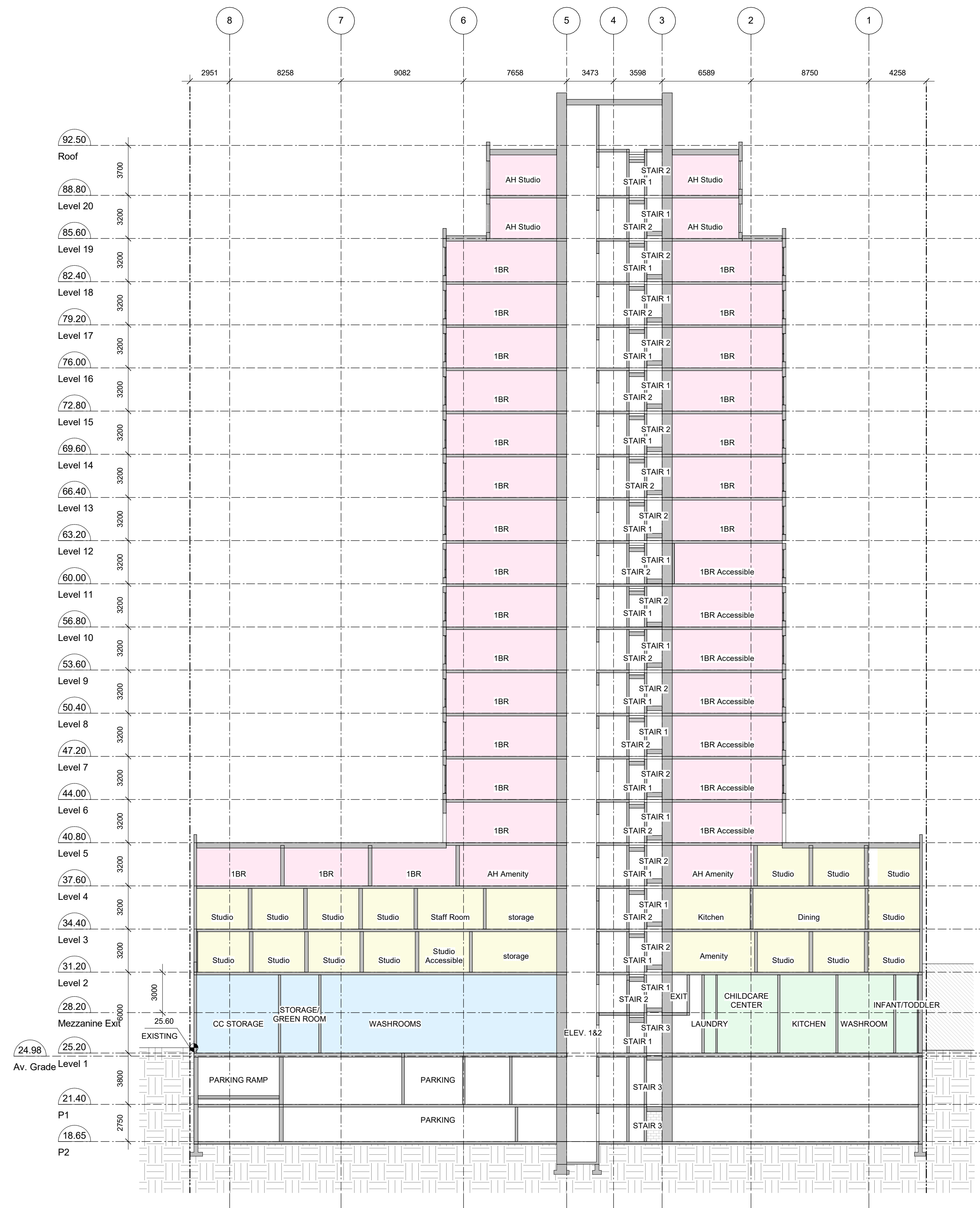


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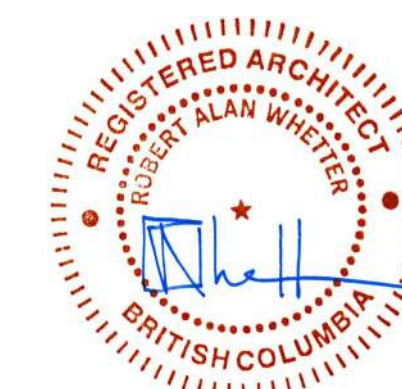
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1 Building Section through Core Looking East
A401 SCALE: 1 : 200



2 Building Section through Core Looking South
A401 SCALE: 1 : 200



Plot Date: 22-11-22 Drawing File: Issued for Development Permit
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Building Section

dHka A401

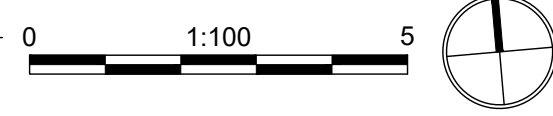
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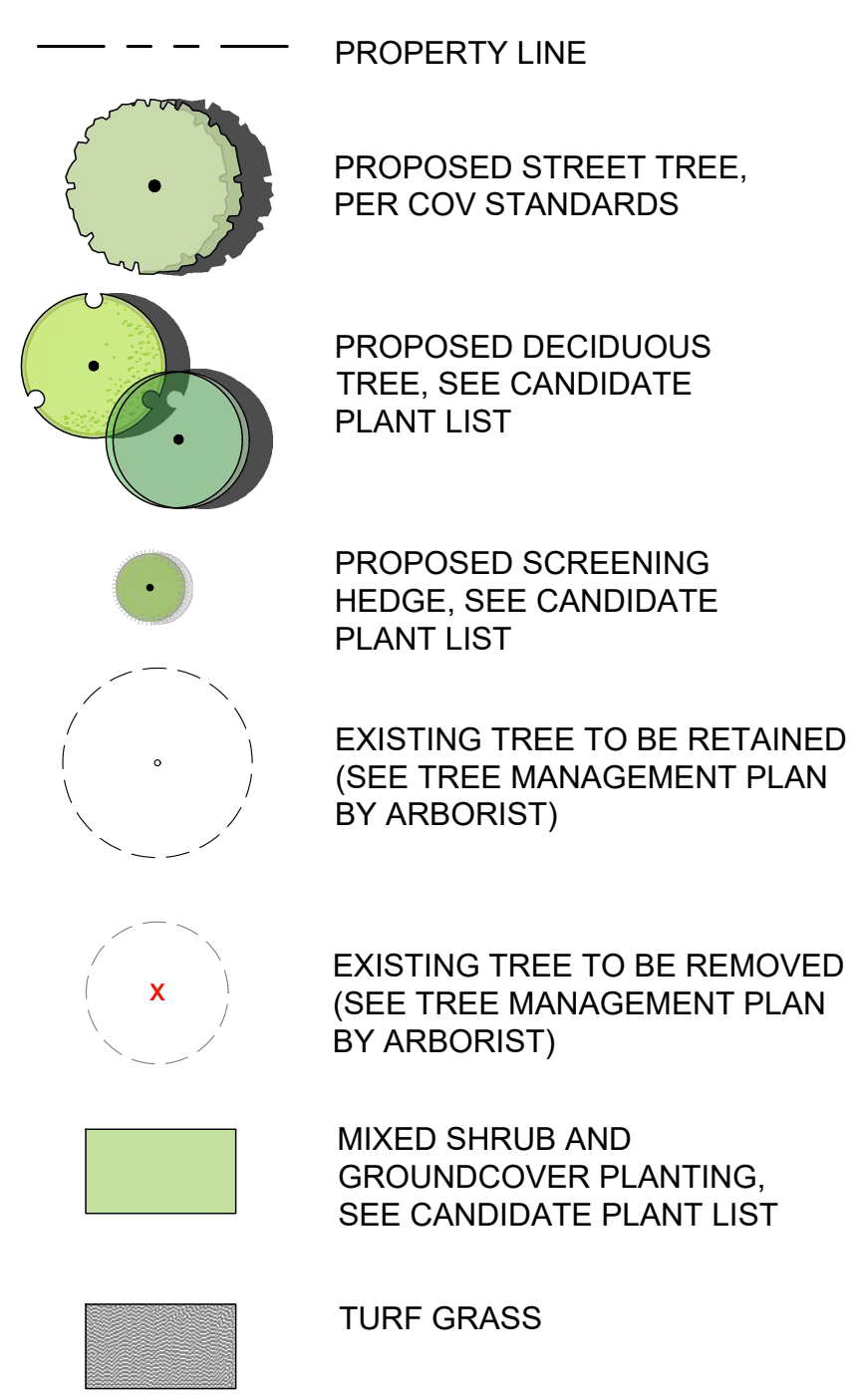


1 LANDSCAPE SITE PLAN NORTH

MATCHLINE SEE L1.2



LEGEND



HARDSCAPE SCHEDULE

SYMBOL	TYPE	FINISH/COLOUR/NOTES
	CIP CONCRETE SIDEWALK	PER CoV STANDARDS
	UNIT PAVERS TYPE 1	PRECAST CONCRETE UNIT PAVER
	UNIT PAVERS TYPE 2	PRECAST CONCRETE UNIT PAVER IN CONTRASTING COLOUR
	UNIT PAVERS TYPE 3	PRECAST CONCRETE UNIT PAVER ON PEDESTALS 450MM X 450MM
	DECORATIVE ROCK	WASHED PEBBLE (MAINTENANCE ACCESS ONLY)
	C.I.P. CONCRETE PLANTER WALL	HEIGHT VARIES
	RETAINING WALL	SEE DETAIL
	WHEELCHAIR ACCESS RAMP	MAX 12%

SITE FURNISHINGS SCHEDULE

SYMBOL	ITEM	DESCRIPTION/NOTES
	BENCH	TIMBER BENCH MOUNTED TO C.I.P. CONCRETE SEAT WALL
	BIKE RACK TYPE 1	PER CoV STANDARD
	BIKE RACK TYPE 2	DECORATIVE / SCULPTURAL RACK NEAR COMMUNITY CENTRE ENTRY
	BIKE RACK TYPE 3	SINGLE SIDED SPIRAL, PER CoV STANDARD
	WASTE RECEPTACLE	PER CoV STANDARD TYPE A
	FEATURE / PLAYFUL SEATING ELEMENT	PRECAST CONCRETE PEBBLE SEAT BY SANDERSON CONCRETE, VARYING SIZES
	METAL FENCE AND GATE (4' HEIGHT)	SEE DETAIL 01/L1.7
	SECURE FENCE AND GATES AROUND CHILDCARE AREA (6' HEIGHT)	SOLID, NON CLIMBABLE FENCE, SEE DETAIL 02/L1.7
	VINE TRELLIS	VERTICAL VINE TRELLIS BY GREENSCREEN. SEE DETAIL 03/L1.7
	CAFE TABLE AND CHAIRS	PARC CENTRE BY LANDSCAPE FORMS, OR APPROVED EQUAL
	COMMUNAL TABLE	SOLID PICNIC SET BY STREETLIFE, OR APPROVED EQUAL
	GUARD RAIL	POWDER COATED METAL GUARD RAIL
	HAND RAIL	POWDER COATED METAL HAND RAIL
	STEPPERS	PRECAST CONCRETE 450MM x 450MM

* TOTAL ONSITE BIKE PARKING = 24

GENERAL NOTES

- ALL MEASUREMENTS IN METRES UNLESS OTHERWISE NOTED.
- INFORM THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLAN DETAILS AND IN-FIELD MEASUREMENTS. COMPLETION OF UNAUTHORIZED CHANGES MAY BE SUBJECT TO REJECTION.
- REFER TO ENGINEERING DRAWINGS FOR U/G SERVICES LOCATIONS AND INFORMATION PRIOR TO LANDSCAPE IMPROVEMENTS. ALL EXISTING UTILITIES TO BE IDENTIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- REFER TO CIVIL FOR ALL CIVIL WORKS AND DETAILS.
- REFER TO ELECTRICAL FOR ALL ELECTRICAL WORKS.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING WORKS.
- REFER TO ARBORIST REPORT FOR TREE RETENTION, TREE PROTECTION MEASURES AND DETAILS.
- CONTRACTOR TO MAKE GOOD ALL CONSTRUCTION RELATED DAMAGE OUTSIDE THE LIMIT OF WORK.
- DESIGNS, PLANS AND RECOMMENDATIONS ARE PROVIDED FOR THE SPECIFIC PURPOSE INDICATED HEREIN AND MAY NEED TO BE MODIFIED DEPENDING ON ACTUAL FIELD CONDITIONS THAT MAY BE DISCOVERED DURING CONSTRUCTION. LANARC EXPRESSLY DENIES ANY RESPONSIBILITY FOR CONSTRUCTED WORKS THAT ARE SUBJECT TO SITE CONDITIONS THAT AFFECT THE INTEGRITY OF THE DESIGN.
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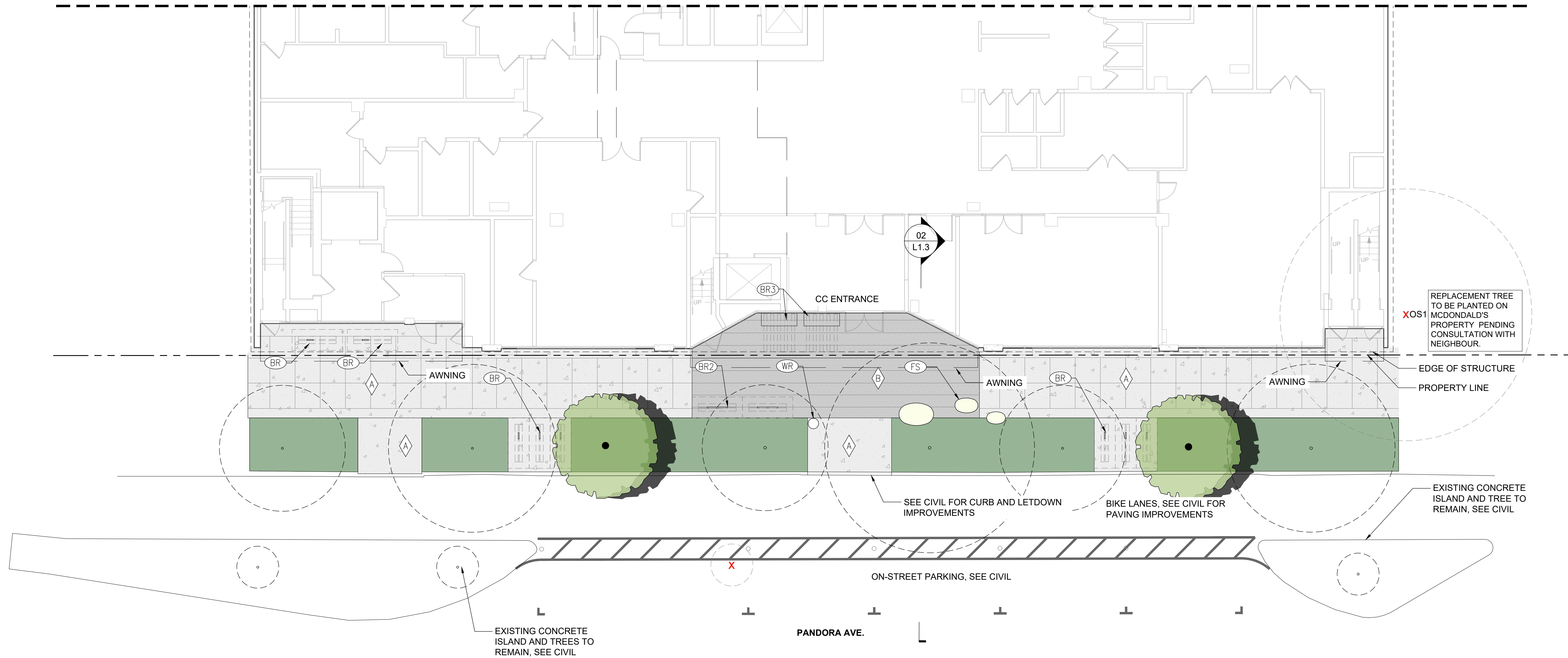
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Draft DP Package	VW	BL	22.08.26
Draft Rezoning Package	VW	BL	22.05.09
Issued	By	Appd.	YY.MM.DD

Permit-Segal
930 PANDORA

Project
LANDSCAPE SITE PLAN - NORTH

21-313	As Noted
Project No.	Scale
L1.1	
Drawing No.	Permit No. Revision

MATCHLINE SEE L1.1



REPLACEMENT TREE TO BE PLANTED ON MCDONALD'S PROPERTY. PENDING CONSULTATION WITH NEIGHBOUR.
XOS1

EDGE OF STRUCTURE
PROPERTY LINE

SEE CIVIL FOR CURB AND LETDOWN IMPROVEMENTS

BIKE LANES. SEE CIVIL FOR PAVING IMPROVEMENTS

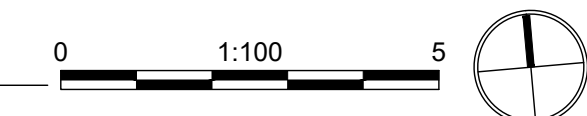
EXISTING CONCRETE ISLAND AND TREE TO REMAIN, SEE CIVIL

ON-STREET PARKING, SEE CIVIL

EXISTING CONCRETE ISLAND AND TREES TO REMAIN, SEE CIVIL

PANDORA AVE.

1 LANDSCAPE SITE PLAN SOUTH



LEGEND

- PROPERTY LINE
- PROPOSED STREET TREE, PER COV STANDARDS
- PROPOSED DECIDUOUS TREE, SEE CANDIDATE PLANT LIST
- PROPOSED SCREENING HEDGE, SEE CANDIDATE PLANT LIST
- EXISTING TREE TO BE RETAINED (SEE TREE MANAGEMENT PLAN BY ARBORIST)
- EXISTING TREE TO BE REMOVED (SEE TREE MANAGEMENT PLAN BY ARBORIST)
- MIXED SHRUB AND GROUNDCOVER PLANTING, SEE CANDIDATE PLANT LIST
- TURF GRASS

HARDSCAPE SCHEDULE

SYMBOL	TYPE	FINISH/COLOUR/NOTES
	CIP CONCRETE SIDEWALK	PER CoV STANDARDS
	UNIT PAVERS TYPE 1	PRECAST CONCRETE UNIT PAVER
	UNIT PAVERS TYPE 2	PRECAST CONCRETE UNIT PAVER IN CONTRASTING COLOUR
	UNIT PAVERS TYPE 3	PRECAST CONCRETE UNIT PAVER ON PEDESTALS 450MM X 450MM
	DECORATIVE ROCK	WASHED PEBBLE (MAINTENANCE ACCESS ONLY)
	C.I.P CONCRETE PLANTER WALL	HEIGHT VARIES
	RETAINING WALL	SEE DETAIL
	WHEELCHAIR ACCESS RAMP	MAX 12%

SITE FURNISHINGS SCHEDULE

SYMBOL	ITEM	DESCRIPTION/NOTES
	BENCH	TIMBER BENCH MOUNTED TO C.I.P. CONCRETE SEAT WALL
	BIKE RACK TYPE 1	PER CoV STANDARD
	BIKE RACK TYPE 2	DECORATIVE / SCULPTURAL RACK NEAR COMMUNITY CENTRE ENTRY
	BIKE RACK TYPE 3	SINGLE SIDED SPIRAL, PER CoV STANDARD
	WASTE RECEPTACLE	PER CoV STANDARD TYPE A
	FEATURE / PLAYFUL SEATING ELEMENT	PRECAST CONCRETE PEBBLE SEAT BY SANDERSON CONCRETE
	METAL FENCE AND GATE (4' HEIGHT)	SEE DETAIL 01/L1.7

SYMBOL	ITEM	DESCRIPTION/NOTES
	SECURE FENCE AND GATES AROUND CHILDCARE AREA (6' HEIGHT)	SOLID, NON CLIMBABLE FENCE, SEE DETAIL 02/L1.7
	VINE TRELLIS	VERTICAL VINE TRELLIS BY GREENSCREEN. SEE DETAIL 03/L1.7
	CAFE TABLE AND CHAIRS	PARC CENTRE BY LANDSCAPE FORMS, OR APPROVED EQUAL
	COMMUNAL TABLE	SOLID PICNIC SET BY STREETLIFE, OR APPROVED EQUAL
	GUARD RAIL	POWDER COATED METAL GUARD RAIL
	HAND RAIL	POWDER COATED METAL HAND RAIL
	STEPPERS	PRECAST CONCRETE 450MM x 450MM

* TOTAL ONSITE BIKE PARKING = 24

GENERAL NOTES

- SEE L1.1

DP Package	SB	BL	22.11.21
Draft DP Package	VW	BL	22.08.26
Draft Rezoning Package	VW	BL	22.05.09
Issued	By	Appd.	YY.MM.DD

Permit-Seal
930 PANDORA

Project
LANDSCAPE SITE PLAN - SOUTH

Title
21-313 As Noted
Project No. Scale

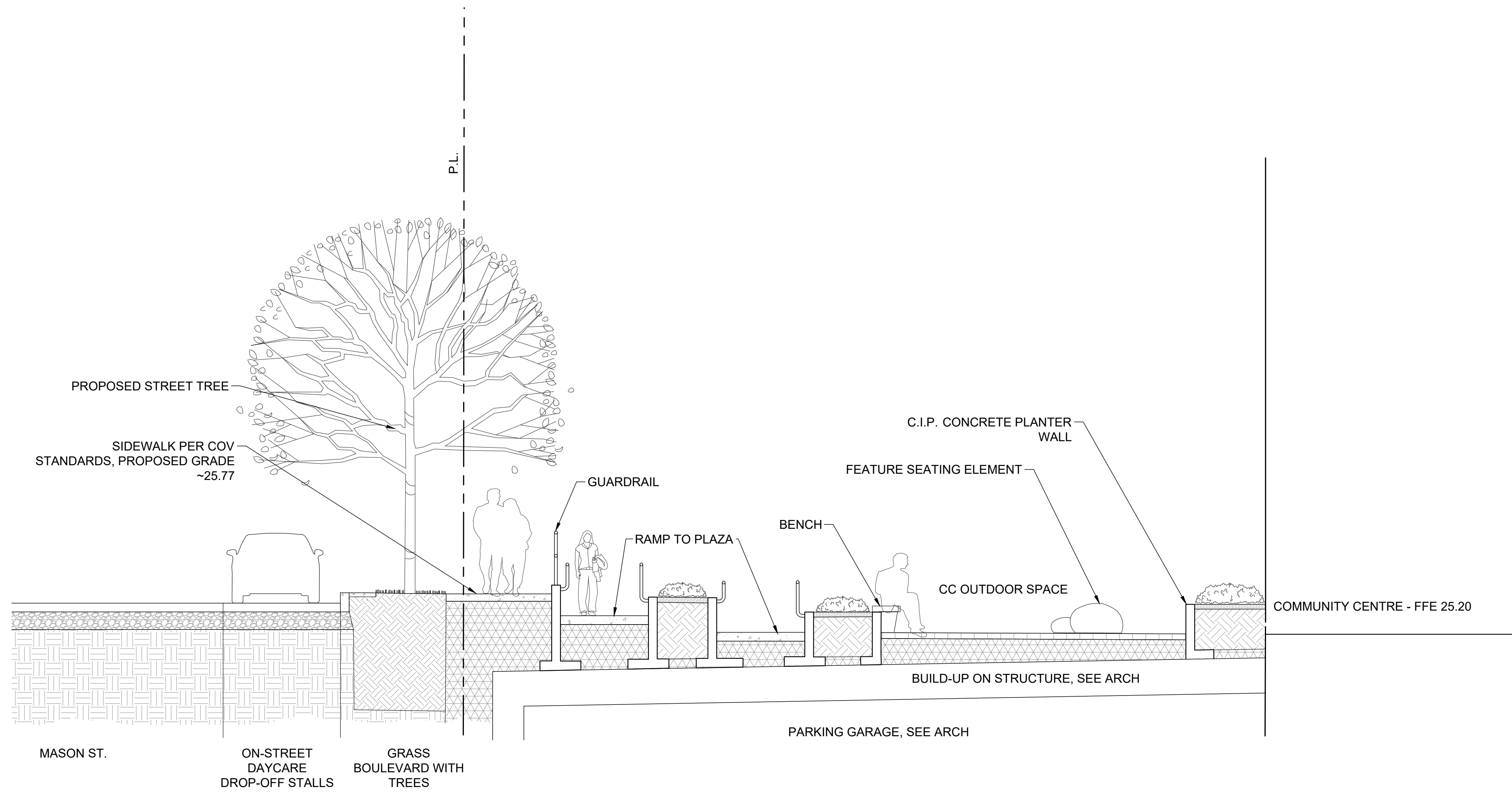
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Drawing No. Permit No. Revision

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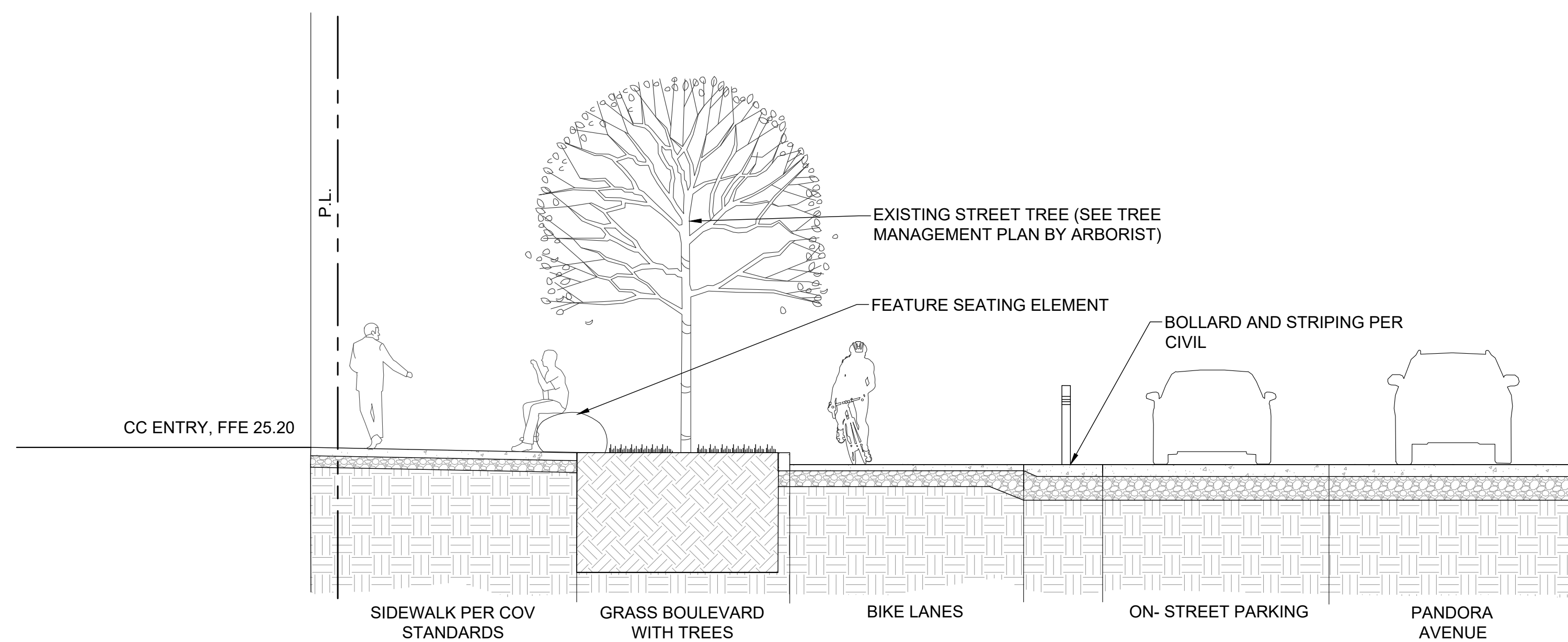
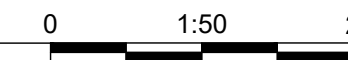
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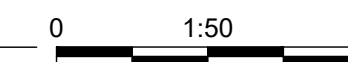
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1 SITE SECTION 01



2 SITE SECTION 02



DP Package	SB	BL	22.11.21
Draft DP Package	VW	BL	22.08.26
Draft Rezoning Package	VW	BL	22.05.09
Issued	By	Appd.	YY.MM.DD

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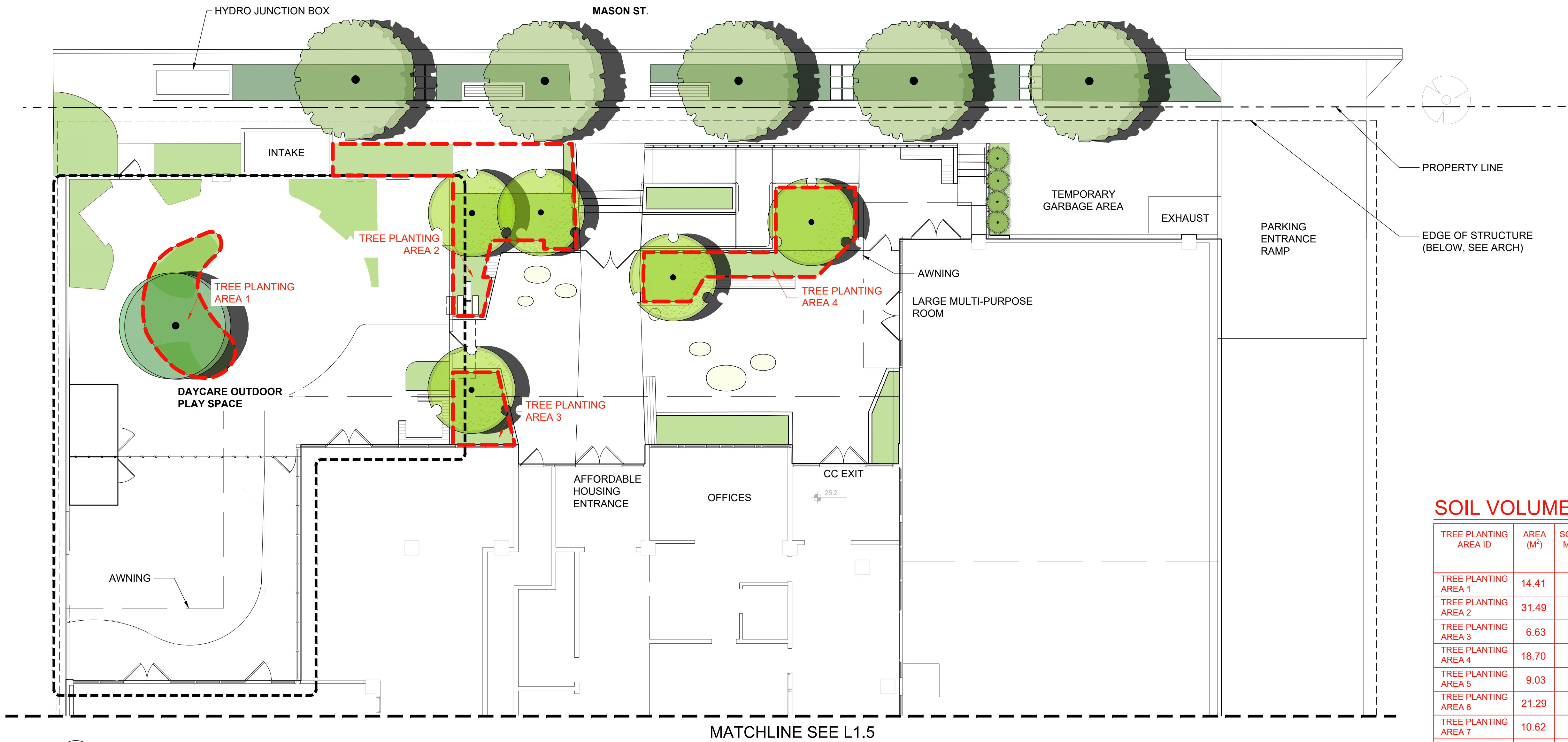
Project
LANDSCAPE SECTIONS

Title

21-313 As Noted
Project No. Scale

L1.3
Drawing No. Permit No. Revision

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NOT FOR CONSTRUCTION

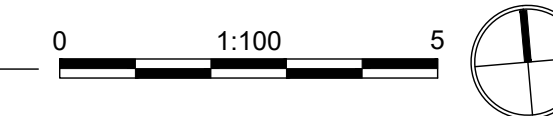


SOIL VOLUME SUMMARY TABLE

TREE PLANTING AREA ID	AREA (M ²)	SOIL VOLUME MULTIPLIER	ESTIMATED SOIL VOLUME (M ³)	NUMBER OF TREES *			SOIL VOLUME REQUIRED (M ³)
				S	M	L	
TREE PLANTING AREA 1	14.41	0.7	10.08	1	0	0	8.00
TREE PLANTING AREA 2	31.49	0.7	16.70	2	0	0	12.00
TREE PLANTING AREA 3	6.63	0.7	8.00	1	0	0	8.00
TREE PLANTING AREA 4	18.70	1.2	13.09	2	0	0	12.00
TREE PLANTING AREA 5	9.03	1.2	10.84	1	0	0	8.00
TREE PLANTING AREA 6	21.29	1.2	25.55	3	0	0	18.00
TREE PLANTING AREA 7	10.62	1.2	12.74	1	0	0	8.00
TREE PLANTING AREA 8	17.96	1.2	21.55	1	0	0	8.00
TREE PLANTING AREA 9	15.93	1.2	19.12	1	0	0	8.00

* FOR THE SOIL VOLUME REQUIREMENTS BREAK DOWN SEE TREE PROTECTION BYLAW 21-035
 ** ALL TREES PROPOSED FOR REPLACEMENT ARE ONSITE
 *** OS1 TBD FOLLOWING CONSULTATION WITH PROPERTY OWNER

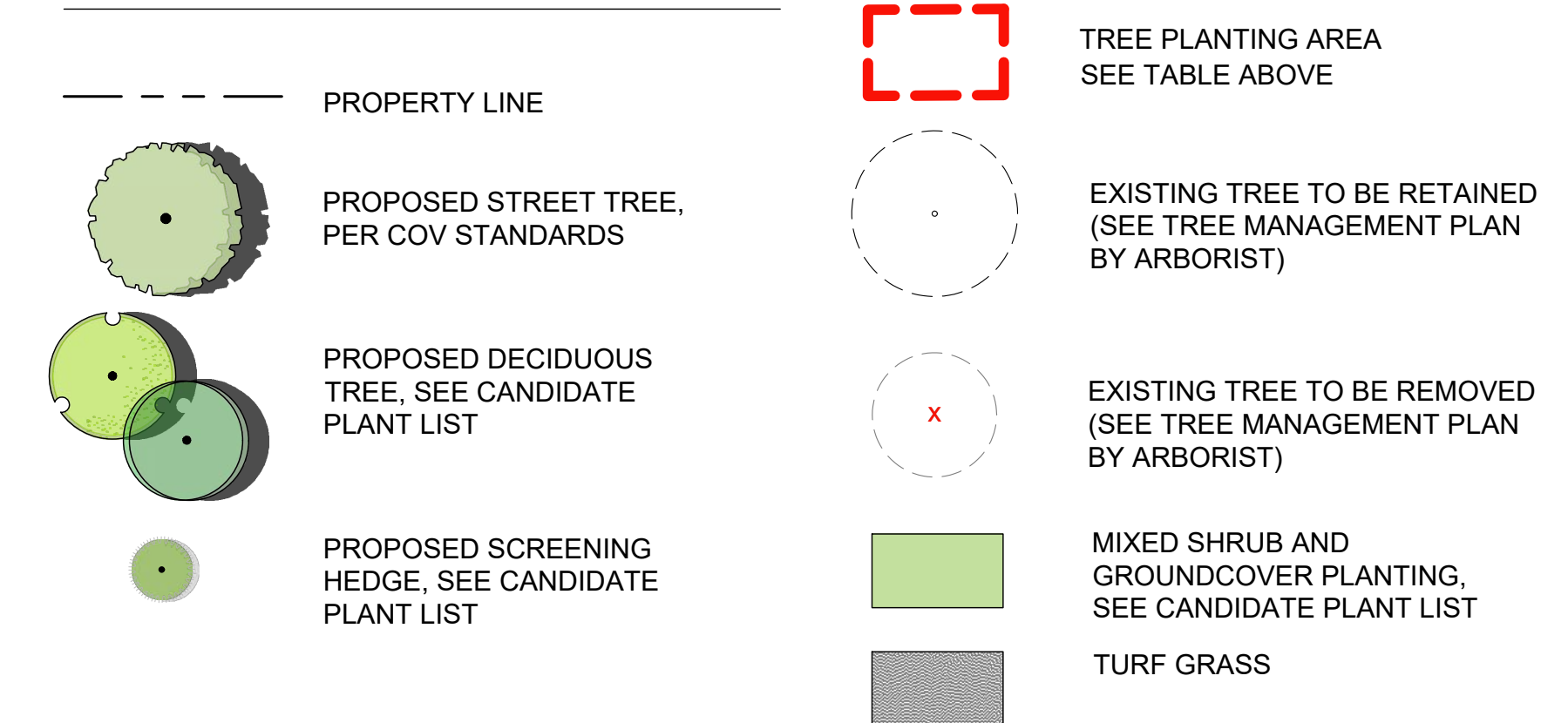
1 LANDSCAPE PLANTING PLAN - NORTH



STREET LEVEL CANDIDATE PLANT LIST

TREES						SHRUBS & GROUNDCOVER					
BOTANICAL NAME	COMMON NAME	SIZE	CONT	QTY		BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	QTY
Street Tree - to be determined To be procured and planted by CoV.				8		Lavandula angustifolia	English Lavender	1 gal.	Pot	600mm oc	39
Parrotia persica 'Ruby Vase' *Replacement tree	Ruby Vase Persian Ironwood 6cm Cal.	B&B		5		Liriope muscari	Lily Turf	1 gal.	Pot	450mm oc	69
Acer griseum *Replacement tree	Paperbark Maple	6cm Cal.	B&B	1		Miscanthus sinensis 'Morning Light'	Morning Light Miscanthus	2 gal.	Pot	800mm oc	22
Thuja occidentalis 'Smaragd'	Emerald Cedar	5ft Ht.	B&B	4		Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot	600mm oc	62
						Polystichum munitum	Western Sword Fern	1 gal.	Pot	600mm oc	77
						Prunus laurocerasus 'Mt Vernon'	Mt. Vernon Laurel	1 gal.	Pot	600mm oc	77
						Sarcococca hookeriana 'Humilis'	Dwarf Sweetbox	1 gal.	Pot	600mm oc	39
						Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Pot	500mm oc	88
SHRUBS & GROUNDCOVER						TURF GRASS					
BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	QTY						
Anemone x hybrida 'Honorine Jobert'	Japanese Anemone	1 gal.	Pot	500mm oc	89						
Athyrium filix-femina	Lady Fern	1 gal.	Pot	600mm oc	39						
Cornus canadensis	Bunchberry Dogwood	10 cm	Pot	300mm oc	154						
Cornus stolonifera 'Kelsey'	Kelsey Dogwood	1 gal.	Pot	750mm oc	50						
Fragaria chiloensis	Beach Strawberry	10 cm	Pot	300mm oc	307						
Helictotrichon sempervirens	Blue Oat Grass	1 gal.	Pot	450mm oc	82						

LEGEND



GENERAL PLANTING NOTES

- CHECK FOR LOCATIONS OF WATER LINES AND ANY OTHER U/G SERVICES PRIOR TO DIGGING.
- ALL PLANTING AREAS, INCLUDING ROOF DECKS, TO BE IRRIGATED WITH A FULLY-AUTOMATIC IRRIGATION SYSTEM.
- ALL SHRUB AND GROUNDCOVER AREAS TO RECEIVE MIN. 300MM DEPTH PLANTING SOIL. 600MM DEPTH MIN. PLANTING SOIL FOR TREES.
- ALL SHRUB AND GROUNDCOVER AREAS TO RECEIVE 75MM DEPTH MULCH
- ALL PLANTING WORKS TO CANADIAN LANDSCAPE STANDARD (CLS).
- PLANT SPECIES AS SHOWN ON CANDIDATE PLANT LIST MAY CHANGE, BASED ON NURSERY AVAILABILITY.
- STREET TREE SPECIES AND PLANTING PER CoV STANDARD.
- REFER TO ARBORIST'S REPORT FOR TREE MANAGEMENT PLAN, TREE PROTECTION MEASURES, AND PLANTING AND IRRIGATION INSTALLATION WITHIN ROOT ZONES OF EXISTING TREES TO REMAIN.

PRELIMINARY
NOT FOR CONSTRUCTION

DP Package	SB	BL	22.11.21
Draft DP Package	VW	BL	22.08.26
Draft Rezoning Package	VW	BL	22.05.09
Issued	By	Appd.	YY.MM.DD

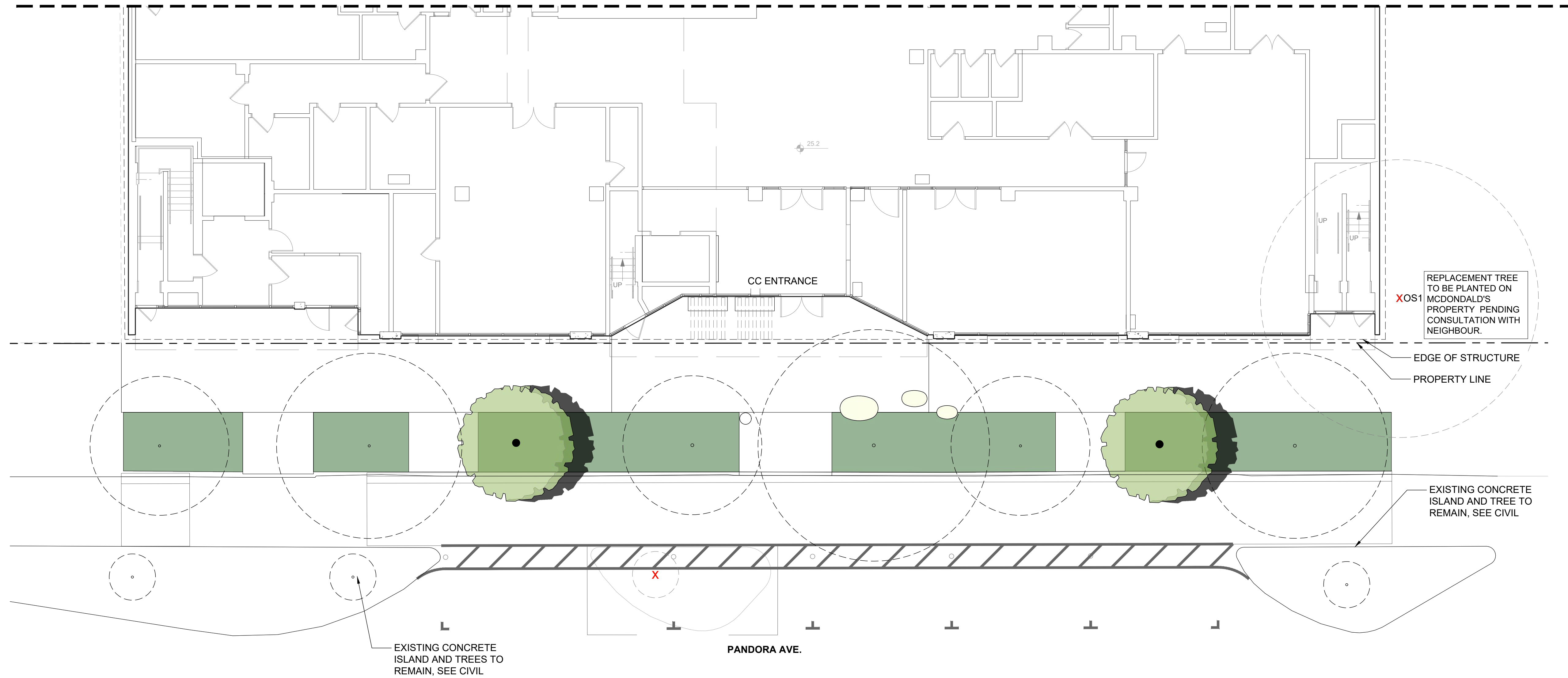
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Project
LANDSCAPE PLANTING PLAN - NORTH

21-313
Project No. As Noted
Scale

L1.4
Drawing No. Permit No. Revision

MATCHLINE SEE L1.4



REPLACEMENT TREE TO BE PLANTED ON MCDONALD'S PROPERTY. PENDING CONSULTATION WITH NEIGHBOUR.

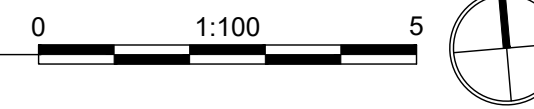
EDGE OF STRUCTURE

PROPERTY LINE

EXISTING CONCRETE ISLAND AND TREE TO REMAIN, SEE CIVIL

EXISTING CONCRETE ISLAND AND TREES TO REMAIN, SEE CIVIL

PANDORA AVE.



1 LANDSCAPE PLANTING PLAN - SOUTH

LEGEND

- PROPERTY LINE
- PROPOSED STREET TREE, PER COV STANDARDS
- PROPOSED DECIDUOUS TREE, SEE CANDIDATE PLANT LIST
- PROPOSED SCREENING HEDGE, SEE CANDIDATE PLANT LIST
- TREE PLANTING AREA SEE SHEET L1.4 FOR SOIL VOLUME SUMMARY TABLE
- EXISTING TREE TO BE RETAINED (SEE TREE MANAGEMENT PLAN BY ARBORIST)
- EXISTING TREE TO BE REMOVED (SEE TREE MANAGEMENT PLAN BY ARBORIST)
- MIXED SHRUB AND GROUND COVER PLANTING, SEE CANDIDATE PLANT LIST
- TURF GRASS

GENERAL PLANTING NOTES

1. SEE L1.4 FOR PLANT LIST AND PLANTING NOTES

LANARC

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405 - 256 Wallace Street, Nanaimo, BC V9R 5B3
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www.lanarcconsultants.ca

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930 PANDORA

Project
LANDSCAPE PLANTING PLAN - SOUTH

Title

21-313 As Noted
Project No. Scale

L1.5
Drawing No. Permit No. Revision

PRELIMINARY
NOT FOR CONSTRUCTION

ROOF DECK CANDIDATE PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONT	QTY	
	Acer griseum *Replacement tree	Paperbark Maple	6 cm cal.	B&B	1	
	Styrax obassia *Replacement tree	Fragrant Snowbell	6 cm cal.	B&B	6	
SHRUBS & GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	QTY
	Achillea millefolium	Common Yarrow	1 gal.	Pot	450mm oc	39
	Fragaria chiloensis	Beach Strawberry	10 cm	Pot	300mm oc	86
	Helictotrichon sempervirens	Blue Oat Grass	1 gal.	Pot	450mm oc	46
	Lavandula angustifolia	English Lavender	1 gal.	Pot	600mm oc	22
	Lonicera pileata	Privet Honeysuckle	1 gal.	Pot	800mm oc	16
	Miscanthus sinensis 'Morning Light'	Morning Light Miscanthus	1 gal.	Pot	800mm oc	13
	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	1 gal.	Pot	600mm oc	26
	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Pot	500mm oc	31
	Stipa tenuissima	Mexican Feather Grass	1 gal.	Pot	450mm oc	50
	VINES	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING
	Clematis armandii 'Apple Blossom'	Evergreen Clematis	1 gal.	Pot	1.2M oc	9

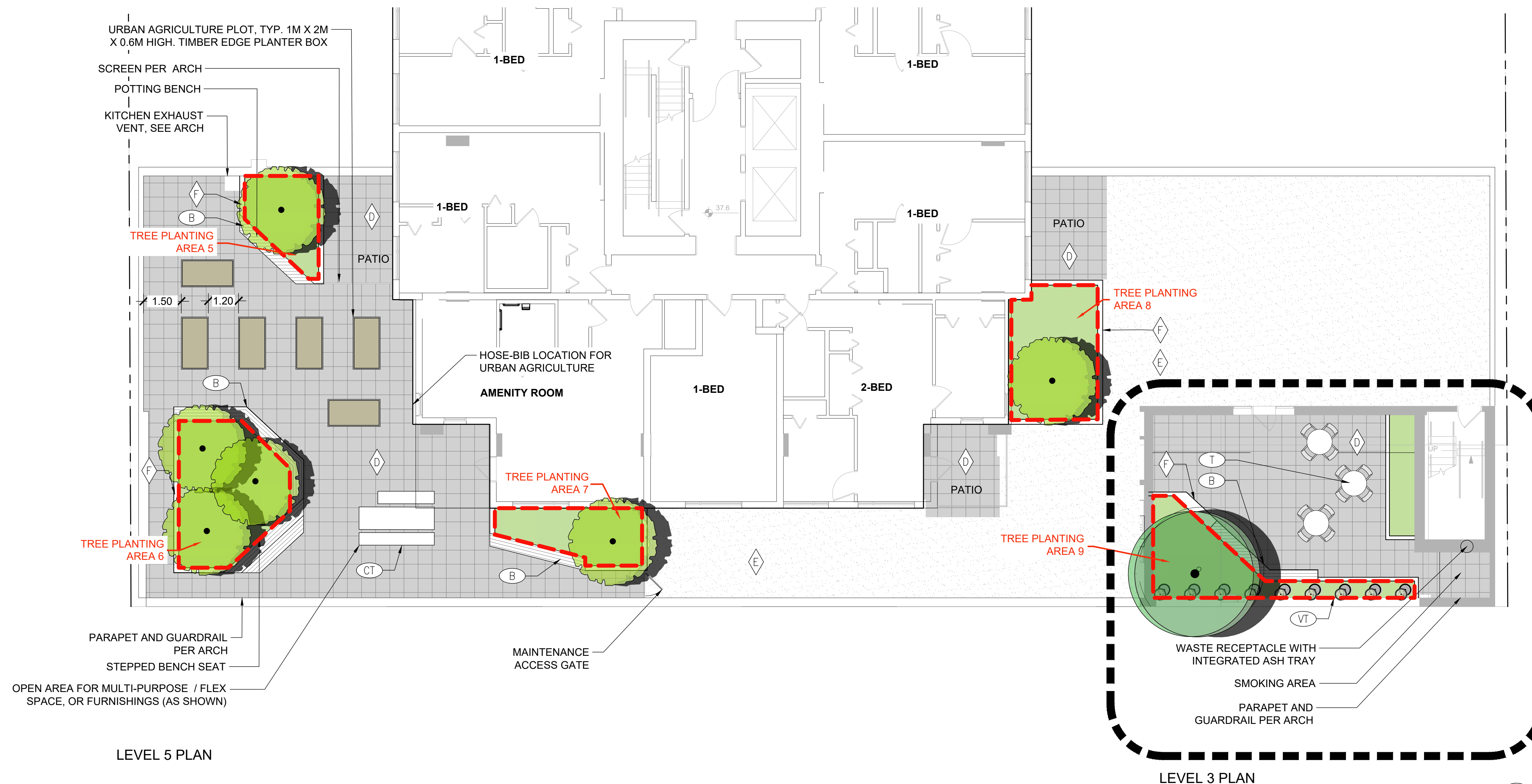
HARDSCAPE SCHEDULE

SYMBOL	TYPE	FINISH/COLOUR/NOTES
	CIP CONCRETE SIDEWALK	PER CoV STANDARDS
	UNIT PAVERS TYPE 1	PRECAST CONCRETE UNIT PAVER
	UNIT PAVERS TYPE 2	PRECAST CONCRETE UNIT PAVER IN CONTRASTING COLOUR
	UNIT PAVERS TYPE 3	PRECAST CONCRETE UNIT PAVER ON PEDESTALS 450MM X 450MM
	DECORATIVE ROCK	WASHED PEBBLE (MAINTENANCE ACCESS ONLY)
	C.I.P CONCRETE PLANTER WALL	HEIGHT VARIES
	RETAINING WALL	SEE DETAIL
	WHEELCHAIR ACCESS RAMP	MAX 12%

SITE FURNISHINGS SCHEDULE

SYMBOL	ITEM	DESCRIPTION/NOTES
	BENCH	TIMBER BENCH MOUNTED TO C.I.P. CONCRETE SEAT WALL
	BIKE RACK TYPE 1	PER CoV STANDARD
	BIKE RACK TYPE 2	DECORATIVE / SCULPTURAL RACK NEAR COMMUNITY CENTRE ENTRY
	BIKE RACK TYPE 3	SINGLE SIDED SPIRAL, PER CoV STANDARD
	WASTE RECEPTACLE	PER CoV STANDARD TYPE A
	FEATURE / PLAYFUL SEATING ELEMENT	PRECAST CONCRETE PEBBLE SEAT BY SANDERSON CONCRETE, VARYING SIZES
	METAL FENCE AND GATE (4' HEIGHT)	SEE DETAIL 01/L1.7
	SECURE FENCE AND GATES AROUND CHILDCARE AREA (6' HEIGHT)	SOLID, NON CLIMBABLE FENCE, SEE DETAIL 02/L1.7
	VINE TRELLIS	VERTICAL VINE TRELLIS BY GREENSCREEN, SEE DETAIL 03/L1.7
	CAFE TABLE AND CHAIRS	PARC CENTRE BY LANDSCAPE FORMS, OR APPROVED EQUAL
	COMMUNAL TABLE	SOLID PICNIC SET BY STREETLIFE, OR APPROVED EQUAL
	GUARD RAIL	POWDER COATED METAL GUARD RAIL
	HAND RAIL	POWDER COATED METAL HAND RAIL
	STEPPERS	PRECAST CONCRETE 450MM x 450MM

* TOTAL ONSITE BIKE PARKING = 24



LEGEND

- PROPERTY LINE
- PROPOSED DECIDUOUS TREE, SEE CANDIDATE PLANT LIST
- MIXED SHRUB AND GROUND COVER PLANTING, SEE CANDIDATE PLANT LIST
- TREE PLANTING AREA SEE SHEET L1.4 FOR SOIL VOLUME SUMMARY TABLE

GENERAL NOTES

1. SEE L1.1

GENERAL PLANTING NOTES

1. SEE L1.4

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Project
LANDSCAPE AMENITY DECK PLANS

Title

21-313 As Shown
Project No. Scale

L1.6
Drawing No. Permit No. Revision

PRELIMINARY
NOT FOR CONSTRUCTION



NOTES:

1. FENCE MANUFACTURER: LANDSCAPE FORMS
2. FENCE TYPE 1 MODEL & INFO:
 - LINE FENCE PANELS
 - MODEL: VERTICAL LOUVER - STRAIGHT
 - HEIGHT: 4' (1.2 M)
 - POWDERCOAT COLOUR: STEEL
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR FENCE ASSEMBLY INCLUDING PLANS, ELEVATIONS, FINISHES, CONNECTIONS, AND HARDWARE
4. EMBED MOUNT POSTS IN CONCRETE FOOTING, PER MANUFACTURER'S INSTRUCTIONS

01 FENCE TYPE 1
SCALE: NTS



IMAGE 01 - 6' (1.8M HIGH) NON CLIMBABLE FENCE



IMAGE 02 - PEEKABOO PORTAL



IMAGE 03 - PAINTED SLATS

NOTES:

1. 6' (1.8M) HIGH NON-CLIMBABLE FENCE
2. CUSTOM TIMBER SLAT FENCE WITH ALUMINUM POSTS
3. ALL ALUMINUM PARTS AND PIECES TO BE POWDER COATED. POWDER COAT COLOUR TO MATCH FENCE TYPE 1
4. ALL WOOD TO BE TIGHT-KNOT CEDAR, NO. 2 GRADE OR BETTER
5. CEDAR SLATS FACING MASON STREET AND COURTYARD TO BE PAINTED. PAINT COLOUR TBC WITH ARCH.
6. CEDAR SLATS FACING DAYCARE TO BE CLEAR STAINED OR PAINTED PER IMAGE 03.
7. PEEKABOO PORTAL NEAR DAYCARE ENTRY PER IMAGE 02 AND AS INDICATED ON L1.1
8. PLAY PANELS TO BE MOUNTED TO DAYCARE-SIDE OF FENCE AS INDICATED ON L1.1
9. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR FENCE ASSEMBLY INCLUDING PLANS, ELEVATIONS, FINISHES, CONNECTIONS, AND HARDWARE

02 FENCE TYPE 2
SCALE: NTS



NOTES:

1. **MANUFACTURER:** GREENSCREEN (www.greenscreen.com)
2. **MODEL:** FREE STANDING VERTICAL TRELLIS PANELS WITH CONCEALED ATTACHMENT TO STRUCTURAL FRAME
3. **SIZE:** 4' WIDE X 10' TALL X 3" THICK PANELS
4. **FINISH:** GALVANIZED WIRE PANELS WITH MULTIGRADE ALKALINE WASH, EPOXY THERMAL-SET PRIMER, AND POWDER COAT FINISH IN SILVER
5. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION AND FURTHER INFORMATION.
6. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF GREEN SCREEN ASSEMBLY

03 GREEN SCREEN
SCALE: 1:20000_XREF

LANARC

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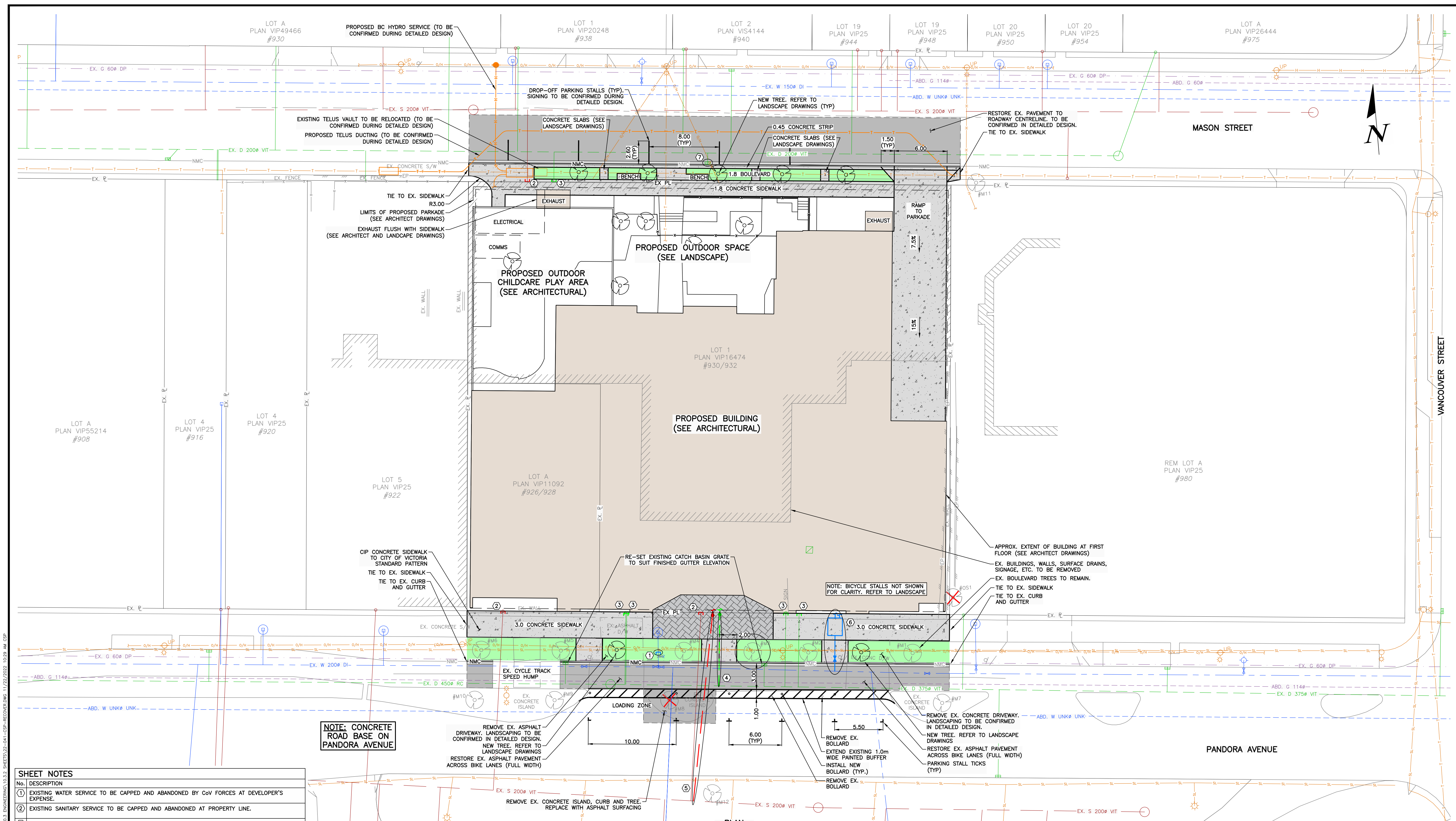
Project
LANDSCAPE DETAILS

Title

21-313 As Shown
Project No. Scale

L1.7
Drawing No. Permit No. Revision

PRELIMINARY
NOT FOR CONSTRUCTION



SHEET NOTES

No.	DESCRIPTION
1	EXISTING WATER SERVICE TO BE CAPPED AND ABANDONED BY CoV FORCES AT DEVELOPER'S EXPENSE.
2	EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
3	EXISTING STORM SERVICE TO BE CAPPED AND ABANDONED AT PROPERTY LINE.
4	NEW 200mm STORM SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
5	NEW 150mm SANITARY SERVICE CONNECTION c/w INSPECTION CHAMBER TO PROPERTY LINE BY CoV FORCES AT DEVELOPER'S EXPENSE.
6	NEW 100mm DOMESTIC WATER SERVICE CONNECTION AND 150mm FIRE WATER SERVICE CONNECTION c/w METER VAULT (PER CoV DWG. SD W21) BY CoV FORCES AT DEVELOPER'S EXPENSE.
7	REMOVE / REPLACE EXISTING CATCH BASIN. NEW CATCH BASIN LEAD BY CoV FORCES AT DEVELOPER'S EXPENSE.

CAUTION: EXISTING UTILITIES KNOWN TO BE IN THE PROJECT VICINITY ARE SHOWN SCHEMATICALLY AND INCLUDE, BUT ARE NOT LIMITED TO: BC HYDRO, CITY OF VICTORIA WATER/SANITARY/STORM DRAIN, FORTISBC, AND TELUS COMMUNICATIONS. FIELD LOCATES REQUIRED PRIOR TO CONSTRUCTION. HAND DIG WERE REQUIRED.

PLAN NOTES:

- FOR BUILDING INFORMATION, SEE DRAWINGS BY JHK ARCHITECTS.
- FOR LANDSCAPING, SEE DRAWINGS BY LANARC CONSULTANTS.
- UTILITY SIZES AND LOCATIONS TO BE CONFIRMED DURING DETAILED DESIGN.
- FIRE DEPARTMENT CONNECTION LOCATION TO BE CONFIRMED DURING DETAILED DESIGN (TO BE WITHIN 45m OF FIRE HYDRANT). NEW HYDRANT TO BE INSTALLED IF DISTANCE REQUIREMENT IS NOT MET.
- ALL EXISTING ON-SITE BUILDINGS, DRIVEWAYS, PARKING LOTS, RETAINING WALLS, ETC. TO BE REMOVED AND DISPOSED OFF-SITE.
- BASE INFORMATION SHOWN IS PRODUCED FROM A COMBINATION OF FIELD SURVEY AND GIS INFORMATION PROVIDED BY THE CITY OF VICTORIA. ALL INFORMATION TO BE CONFIRMED IN THE FIELD PRIOR TO CONSTRUCTION (INCLUDING COMPLETING A BCONECALL).
- ONSITE WALKWAYS, WALLS, BENCHES, BICYCLE STALLS AND OTHER LANDSCAPE FEATURES NOT SHOWN FOR CLARITY (SEE ARCHITECT AND LANDSCAPE DRAWINGS).

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NO.	DATE	BY	ISSUED	NO.	DATE	BY	REVISIONS

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

SEAL

PROJECT: 930 PANDORA AVENUE VICTORIA, BC

TITLE: CONCEPTUAL SERVICING AND FRONTAGE WORKS

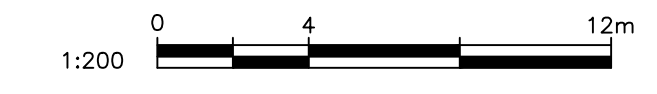
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PROJECT NO. 22-041 ISSUED/REVISION

APPROVING AUTHORITY FILE NO.

DRAWING NO. 22-041-CSP

NOVEMBER 24, 2022
ISSUED FOR DEVELOPMENT PERMIT



November 24, 2022

Development Services – City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Attn: Development Services – City of Victoria
Re: Delegated Development Permit Application for 926-930 Pandora Avenue

Dear City of Victoria Development Services,

Description of Proposal

BC Housing is proud to bring forward a Delegated Development Permit application for the parcels known as 926 and 930 Pandora Avenue. This unique partnership between BC Housing, the City of Victoria, and the Capital Region Housing Corporation proposes 158 units of affordable rental housing with a range of studio, one-, two-, and three-bedroom suites, 47 supportive housing units, and a ground-floor community programming space and daycare. Our proposal, defined as Core Residential within the OCP is proposed at 5.48 FSR and 20 storeys in height; this aligns with the density and height allowances within the OCP (5.5 FSR within 20 stories); no variances to height or density are being requested.

We have positioned this project to qualify for the Rapid Deployment of Affordable Housing delegated process. Adopted in the Spring of 2022, this process delegates the review and approval of the development permit application process for qualifying affordable housing projects to municipal staff. Our project team is delighted to put forward the first affordable housing application that proposes alignment with this new process. Accelerated permitting will allow our project partners to build and deliver new affordable housing to those in need with greater expediency and less risk when compared to a standard application process.

Project Benefits and Amenities

These proposed new affordable homes are crucial to meeting rapid population growth in the Capital Region. This project will provide much-needed housing for families and others in need of safe, secure and affordable housing during the ongoing housing crisis. Victoria has seen average market rents increase 20-35 per cent in the past year, making the creation of more affordable homes an urgent matter and an important measure in limiting homelessness.

The expedient creation of new affordable housing is a collective goal across all levels of government. When the City of Victoria enacted the Rapid Deployment of Affordable Housing delegated process last Spring, the Honorable David Eby (then Minister of Housing), congratulated the City of Victoria for “taking this important and meaningful step to accelerate approvals of affordable housing.”

The proposed homes will be affordable through a combination of provincial funding, provincial operating subsidies, and a long-term operating agreement. In addition to the creation of new affordable housing, this proposal includes a ground-floor community programming space, which will be owned by the City of Victoria with an operator to be selected at a later date. This space includes a 36-child daycare which will offer coveted childcare services to local families, in addition to flexible indoor/outdoor community event and programming spaces.

Neighbourhood Context

The project site is significantly underutilized at present; the one-storey abandoned structure presents an unmatched opportunity to leverage a city-owned asset into the creation of new and desperately-needed affordable and supportive housing, and community space in the heart of downtown Victoria. This proposal seeks to revitalize current site conditions by creating a welcoming community space and supportive housing entryway from Pandora Avenue, and a primary residential and daycare entryway located on the north frontage of the building facing Mason Street. The addition of landscaping, animated glazing along the street edge, and impactful lighting leverages a unique opportunity to enliven the Pandora Avenue and Mason Street frontages of the project site.

These new homes will reduce commuters and commuting costs while also supporting downtown business who are facing challenges attracting and retaining employees due to the lack of access to housing.

Design and Development Permit Guidelines

To qualify for the Rapid Deployment of Affordable Housing delegated process this affordable housing project is required to align with key aspects of the Official Community Plan (OCP) and the Downtown Core Area Plan (DCAP) guidelines. The tables below, prepared by the project architect, outline how the application meets OCP and DCAP expectations for the property.

OCP GUIDELINE		PROJECT PROPSAL
Height	Multi-unit residential, commercial and mixed-use buildings from three storeys up to approximately 20 storeys	20 storeys
FSR	Maximum 5.5:1 for the area south of Mason Street/ East of Quadra/ West of Vancouver	5.48
Neighbourhood Direction	Southern portion of the neighbourhood along Pandora identified for higher density mixed use development in the Downtown Core Area	High density, mixed use
Strategic directions	Establish a high-density mixed-use area along Pandora that responds to the skyline of visually prominent heritage landmarks	High density, mixed use
North Park	Examine opportunities for the introduction of a central community space that serves the neighbourhood	Community Center and Daycare

DCAP GUIDELINES		PROJECT PROPSAL
District (Part 3, Page 33)	Support higher-density commercial areas	Maximized density within OCP/DCAP
Outdoor Common Spaces (Part 3, Section 3.1v, Page 133)	Incorporate soft landscaping	Plaza area and podium roof terrace introduce landscape features to soften the streetscape
Outdoor Common Space (Part 3.3, Section 3.3f, Page 133)	Integrate a green wall for visual interest	Planted screen at podium roof terrace
Tall Buildings (Part 6, Section 6.1d, Page 142)	Approximately 4 hrs cumulative sunlight on 60% of opposite sidewalk	Achieved
Tall Buildings (Part 6, Section 6.1f, Page 142)	Minimum street wall height of 10m	18m
Tall Buildings (Part 6, Section 6.1j, Page 144)	Tower setback minimum 10m from rear and side property lines	10.42m min
Tall Buildings (Part 6, Section 6.1j, Page 144)	Minimum 3m step back from podium	3.92m
Tall Buildings (Part 6, Section 6.1iv, Page 143)	Maximum 650sm tower floorplate	618sm
Tall Buildings (Part 6, Section 6.1j, Page 144)	Consider North-South orientation	Achieved
Tall Buildings (Part 6, Section 6.2a, Page 146)	Provide visual interest through variation in design and articulation of towers facade	Achieved through various materials
Tall Buildings (Part 6, Section 6.2b, Page 146)	Distinctive roof top to terminate towers, contributing to an interesting and varied skyline	Stepped back upper two stories
Tall Buildings (Part 6, Section 6.3h, Page 147)	Useable balconies with a Min 2m x 2.7m	Minimum achieved throughout

Safety and Security

Pandora Avenue has been a setting for rapid and diverse change over the last few years. With the introduction of multiple purpose-built rental buildings between Cook Street and Quadra Street, Pandora Avenue is home to an increasingly diverse community.

The diversity of uses included within the proposal necessitates a thoughtful approach to community and resident safety. BC Housing’s vast portfolio of in-construction and completed mixed-tenure projects has influenced how the design team and project partners have considered access control and site programming. Dedicated circulation for independent uses, perimeter fencing, closed-circuit security cameras, on-site staff and security, and thoughtful exterior lighting have been carefully considered to enhance site security and safety for future residents.

Transportation

The subject site’s strategic location presents multiple opportunities for convenient access to public and active transportation (see locations Walk Score below). Pandora Avenue is currently designated in the OCP as a Secondary Arterial Transit Route with a future plan of being a Frequent Transit Route by 2035. Bus stops are located within 200m in either direction on Pandora Avenue, which easily connects the property to destinations throughout Greater Victoria. In addition to transit, Pandora’s dedicated bike lane presents a seamless connection to the region’s cycling network. Our proposal leverages current and future infrastructure planned for Pandora Avenue to give residents, visitors, and staff multiple options for commuting throughout the Greater Victoria region.



With these Transportation Demand Management measures already in place, in combination with meeting BC Housing and Capital Region Housing Corporation anticipated parking demands for affordable housing at this central location, the proposal requests a modest variance to the onsite parking total. While the City of Victoria Schedule C bylaw requires 158 parking stalls, our project team proposes 111 stalls split between two levels of parking, which have been allocated between user groups as follows:

Commercial	26 stalls
Residential	79 stalls
Supportive	6 stalls
Total	111 stalls

In anticipation of a high volume of cycling transportation due to the project’s location, this proposal aligns with the Schedule C Bike Parking requirements without requesting a variance to short- and long-term parking. The project proposes a total of 189 bike parking stalls.

Infrastructure

As identified earlier in this letter, multi-modal transportation options are easily accessible to future residents, staff, and visitors including immediately available walking, cycling, and transit options. The at-grade community center and daycare serve to further enrich accessible community services within the North Park neighbourhood.

Existing civil infrastructure within the downtown core supports the demand required to service the multiple uses proposed within the project. Discussions with utility providers and the City's Engineering Department are ongoing in partnership with the project's consulting team.

Summary

BC Housing, in partnership with the City of Victoria and the Capital Region Housing Corporation, are proud to submit this Delegated Development Permit application for municipal review. This proposal offers a unique opportunity for community development and neighbourhood health. It is a sincere pleasure to operate in the City of Victoria and serve its residents' needs. We welcome all questions and feedback regarding our proposal.

Sincerely,



Tara Schmidt
Development Manager
BC Housing