



Heritage Advisory Panel Report For the Meeting of September 10, 2024

To: Heritage Advisory Panel **Date:** September 10, 2024
From: Kristal Stevenot, Senior Heritage Planner
Subject: **Official Community Plan Amendment, Rezoning Application No. 00873 and Development Permit with Variances Application No. 00269 for 603 Pandora Street**

EXECUTIVE SUMMARY

The Heritage Advisory Panel (HAPI) is requested to review an Official Community Plan (OCP) amendment, Rezoning Application, Development Permit with Variances Application and Heritage Alteration Permit, for 603 Pandora Street and provide advice to Council.

The proposal is for a twelve-storey hotel with ground floor commercial uses. The OCP land use designation for the site is Core Historic and the proposal is located in the Core Historic Development Permit Area (DPA). Both the OCP and DPA envision buildings up to a maximum of five-storeys and at a density of 3:1 floor space ratio (FSR). The proposal is for a density of 6.86:1 FSR.

The key policy objectives are to conserve and enhance the heritage value of the area and to revitalize the neighbourhood through infill buildings and additions. To achieve these objectives, the *Old Town Design Guidelines* and the *Downtown Core Area Plan* provide policies to foster high quality architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.

Staff are looking for commentary from the HAPI with regards to:

- The overall alignment of the design with the *Old Town Design Guidelines*
- The proposed height and density relative to the policies for the area and any implications or impacts the departures from city policies may have
- The massing approach insofar as respecting, complementing and contributing positively to the historic context of Old Town to ensure that new buildings contribute and do not detract from the established character of the area, particularly with respect to the proposed use of pre-fabricated modules and the lack of setbacks above the seventh storey
- The proposed fenestration and window proportions in terms of the proposal's fit with the form and character of Old Town
- How the proposed structural bay layout and ground floor design contributes, or not, to the established street rhythm and historic streetscape pattern

- The proposed material selection in terms of meeting the design guideline objectives to use a variety of high-quality materials, finishes and details, which contribute to the visual character, texture, composition and charm of the streetscape, and the area's overall identity
- Any other aspects of the proposal HAPI wish to comment on.

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/ Architect: Ms. Erica Sangster
D'Ambrosio Architects and Urbanism

Development Permit Area: Development Permit Area 1, Core Historic

Heritage Status: Heritage Designated, to be amended, post fire/demolition

Description of Historic Place – OLD TOWN

Old Town is an important part of Canadian history and is one of the largest heritage conservation areas in B.C. and a place of local, provincial and national significance. For the Old Town context and detailed description, including the Statement of Significance, review the attached *Old Town Design Guidelines* (OTDG), page 10.

Heritage Alteration Permit Post-Fire

On May 6th, 2019, a fire destroyed the majority of the structure located at 603-607 Pandora Avenue. In June 2019, a Heritage Alteration Permit No. 00235 was issued for, “*the demolition of the heritage-designated Plaza Hotel, historically known as the Hotel Westholme, conditional upon the following elements being salvaged, documented and stored by the applicant.*” This is for information only as this aspect of the application will be dealt with by a separate HAP, and not for discussion at this stage.

Description of Proposal

The proposal is for a twelve-storey hotel with ground floor commercial uses and includes the following major design components:

- Approximately 200 hotel rooms within a prefabricated modular construction approach.
- A cantilevered and angled portion of the building, over city property (secured via a legal agreement).
- Ground floor commercial space fronting Government Street.
- Four levels of underground parking.
- Materials are primarily plank-formatted and large-format cementitious panel cladding, with large format glazed windows, with the addition of metal panelling around windows.
- A rehabilitated and contiguous corner public plaza with:
 - perimeter circular timber benches and specialty paving
 - planted areas with trees to buffer the plaza from street traffic
 - a granite outcrop with a seasonal misting water feature
 - a public kiosk with a universally accessible public washroom.

The following data table compares the proposal with the existing OTD-1 Zone, Old Town District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. Additionally, the key City policies that pertain to the area have been included in this table.

Zoning Criteria	Proposal	Zone Standard	OCP Policy	Downtown Core Area Plan
Density (Floor Space Ratio) – maximum	6.86*	3.0	3.0	3.0
Height (m) – maximum	38.64*	23.1	15	15
Storeys – maximum	12*	7	5	5
Setbacks (m) minimum	0			0
North	1.25*	N/A	N/A	6
East	3.99*			6
South	0			0
West				
Vehicle parking – minimum	123	50	N/A	N/A
Bicycle parking stalls – minimum				
Long Term	10	10	N/A	N/A
Short Term	10	8	N/A	N/A

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.

Official Community Plan

The Core Historic Urban Place Designation in the *Official Community Plan* (OCP, 2012) envisions buildings up to five storeys with a maximum density of 3:1 Floor Space Ratio (FSR). The proposal is not consistent with the building height maximums, nor the density envisioned and is proposing a twelve-storey building at a density of 6.86:1 FSR. The proposed hotel use, however, is consistent with the envisioned uses in the OCP.

The subject property is also identified to be within Development Permit Area 1, Core Historic. The objectives of this designation are to:

- conserve and enhance the heritage value and character of this area
- revitalize and enhance the area through infill development with high quality architecture, landscape, and sensitive, innovative interventions.

To achieve these objectives, the *Downtown Core Area Plan* (DCAP, 2011) and the *Old Town Design Guidelines* (OTDG, 2029) provide policy and guidance to evaluate proposals against. A high-level summary of the most applicable excerpts from these documents is provided below.

Downtown Core Area Plan

Building heights, massing and setbacks are the main applicable policies from the DCAP. Other policies in DCAP related to form and character overlap with policies in the OTDG, and in these instances, the OTDG are referred to and evaluated in the latter section of this report.

A key objective of the DCAP is to be a model for sensitive infill development. The policies therein aim to retain the compact, diverse, and low-scale character of this district. In addition to the inconsistency with the maximum building heights outlined in DCAP, the proposal is also inconsistent with a number of massing and setback criteria intended to guide sensitive infill development. These criteria are also used to assess the density of the proposal, which results in the proposed massing.

Height

Old Town building heights are set low to retain this specific aspect of the neighbourhood character. Maintaining low scale and low-density development also serves to limit change in the area by reducing development pressure, and it is for these reasons that both the OCP and DCAP outline other parts of the city intended for tall buildings.

Additional heritage focused policies outline strategies to conserve the heritage value of the neighbourhood. A strategy to achieve this is to discourage proposals that are out of scale with the existing built fabric or that ignore the spatial organization or proportions of the heritage building stock defining the area.

More specifically, policies stipulate that to avoid drastic changes in scale along the street, the main facade height of a new building shall not exceed the facade height of a directly adjacent lower scale heritage building by more than three storeys. The proposal exceeds the adjacent building heights by nine storeys on Government Street and ten storeys on Pandora.

With the above policies in mind HAPI is asked to comment on the proposed height and density of the application and any implications or impacts departures from these policies may have.

Massing

In addition to proposing building heights and densities in excess of the OCP and DCAP limits, the proposal also does not meet a number of massing and setback criteria. These criteria help to assess the proposed density.

At over 38m in height, the proposal is classified as a tall commercial building and, therefore, requires a 6m side and rear yard setback for portions of the building over 23m in height. The proposal has a 1.25m setback at the east property line and approximately a 4m setback to its south.

Building façade length is also encouraged to reflect the small lot character of Old Town. When buildings are over 30m in length, a vertical break in the façade, with a patio, courtyard, recessed entryway or other feature to help break up the expanse of the façade is encouraged. An uninterrupted building length along Government Street of over 44m is proposed.

The inconsistencies with these policies suggest that the proposal has not been sensitively integrated into the historic context of the Old Town Neighbourhood and again, HAPI is asked to comment on this aspect of the proposal.

Old Town Design Guidelines

Broadly, the OTDGs aim is to foster building designs that respect, complement and contribute positively to the historic context of Old Town while encouraging innovative, creative and timeless design solutions. To achieve this the guidelines promote:

- building footprints that reflect the historical, small, block patterns in Old Town
- adherence to classical architectural tenets of order, proportion, hierarchy, balance and scale
- diversity, quality and authenticity to ensure that new buildings complement and fit but are also distinguishable from the genuinely historic buildings of Old Town.

Three aspects of the proposal are outlined for their inconsistency with the design guidelines. These are:

- Fenestration
- The structural bay approach
- Material selection

Fenestration

The arrangement and proportion of windows are a critical aspect of building designs within Old Town and the guidelines call for vertically proportioned and punched window openings. The proposed fenestration does utilize a punched window design; however, the square window proportions appear out of character. Coupled with the overall scale of the proposal, the repetitive square punched windows evoke a starkly different character within the area.

Structural Bays

Similar to the fenestration issues, the proposed structural bay design reflects an interpretation of the guidelines, however, with an execution that appears to be more influenced by the modular construction strategy than the policy intent. The guidelines call for articulated facades utilizing vertically proportioned structural bays to reflect and fit within the established streetscape pattern and, more broadly, the traditional 66ft (20m) lot and building widths that exists throughout Old Town. Instead, the structural bays are bisected by the strong horizontality of the oversized ground level fascia (above the commercial units) and scale of the ground floor (which is double in height to adjacent buildings) which results in a pedestrian experience that is out of scale and out of character than what is typical for the area.

How the proposed continuous cornice line or fascia above the ground floor interrupts the pilaster rhythm also emphasizes the proposals differences from the character of Old Town, so that not only is its scale out of character but so too is its rhythm. This pattern of square, rather than rectangular, structural bays above a horizontally expressed ground floor introduces a building composition that is distinctly foreign to the area, again further emphasizing the proposal's ill fit from the character of the area.

Materials

Old Town is typified by the construction of the late nineteenth century, which utilized enduring materials such as wood, metal, brick, terra cotta and natural stone. These materials, paired with the small-scale development of the area, have contributed to the rich diversity of the neighbourhood, and it is this character of rich diversity that is encouraged in new development.

Given the scale of the proposal, the material selection and how it is employed undermines the continuity of the neighbourhood's character.

The application is primarily proposed to be clad with a plank-formatted cementitious panel on floors two-to-twelve, with large panel-formatted cementitious cladding and large format glazed windows.

In addition to the above evaluation, and due to the depth of the inconsistencies with the OTDG, Staff have gone through each guideline that is relevant for the Panel's review and discussion and for the Panel to speak to within the motion they provide Council, if they so choose. The proposal is inconsistent with the following guidelines:

Section 5.1 – Building Mass, Scale and Siting

- *Guideline 5.1.2 – Design new buildings and additions to reflect the established proportions, composition and spatial organization of adjacent historic facades.*
 - The guidelines call for articulated facades utilizing vertically proportioned structural bays to reflect and fit within the established streetscape pattern and, more broadly, the traditional 66ft (20m) lot and building widths that exists throughout Old Town.
 - Instead, the proposed structural bays are bisected by the strong horizontality and scale of the ground floor which results in a pedestrian experience that is less diverse and out of scale than what is typical for the area.
- *Guideline 5.1.4 – Include a distinct roof line in the building design, through such measures as a simplified or contemporary cornice or parapet*
 - The proposed roofline does not incorporate a cornice or defined parapet and it's lack of this adds to the monumentality of the overuse of the material, stark composition and overwhelming mass.
- *Guideline 5.1.5 – Ensure that the main façade height of a new building does not exceed the façade height of a directly adjacent lower scale heritage building by more than three storeys to avoid drastic changes in scale along the street*
 - The façade height of the proposed building exceeds the adjacent buildings by nine storeys
- *Guideline 5.1.6 – Vary the massing of a new building on a corner site to respond to streetscapes with different building heights and scales*
 - The proposed does not vary its massing
- *Guideline 5.1.7 – Modulate the overall horizontal and/or vertical building mass on large buildings to achieve a scale that is compatible with adjacent buildings*
 - There is no modulation of the overall horizontal or vertical building mass on this large building and is not compatible with adjacent buildings which are two to three storeys.
- *Guideline 5.1.8 – For buildings over 30m in width, incorporate an articulated vertical break in the façade with a patio, courtyard, recessed entryway or other features to help break up the expanse of the façade*
 - The proposed building does not incorporate an articulated vertical break in the façade at the upper storeys.

Section 5.2 – Street Rhythm

- *Guideline 5.2.2 – Punctuate and emphasize entryways by incorporating recesses and high level of design detail in the façade and ground plane*
 - The entryways have not been recessed and are not punctuated.
- *Guideline 5.2.3 – Incorporate a rhythm of structural bays, windows and features.*

- the proposed structural bay design reflects an interpretation of the guidelines, however, with an execution that appears to be more influenced by the modular construction strategy than the policy intent which is to be vertically oriented rather than horizontally.
- *Guideline 5.2.4 – Articulate facades, especially for larger buildings, into a series of intervals, using vertically proportioned windows and bays, to reflect and fit within the established streetscape pattern and, more broadly, with the traditional 66 ft (20m) lot and building width pattern that exists throughout Old Town.*
 - Instead, the proposed structural bays are bisected by the strong horizontality and scale of the ground floor which results in a pedestrian experience that is less diverse and out of scale than what is typical for the area.
- *Guideline 5.2.6 – Incorporate a variety of roof line heights into larger buildings to provide visual relief and variety of scale*
 - The proposal does not vary the roof line heights therefore there is no relief or variety of its overwhelming scale.

Section 5.3 – Façade Composition

- *Guideline 5.3.1 – distinguish and define the building base, middle and top through façade articulation (projections and recesses) architectural elements of changes in proportions, and materials and finishes.*
 - To meet the guidelines the building’s base, middle and top should be better distinguished and defined, through facade articulation (projections and recesses) architectural elements of changes in proportions, materials and finishes. The proposal lacks changes in materials and finishes, and projections and articulation of the façade.
- *Guideline 5.3.4 – Define the top edge of a building by a cornice line or similar articulation*
 - the cornice line and the top edge of the building is not articulated as defined in the guidelines.
- *Guideline 5.3.5 – Generally align floor heights, mid-cornice lines, windowsills and top edges with those of adjacent heritage buildings.*
 - The proposal does not align floor heights, mid-cornice lines, windowsills and top edges with those of adjacent heritage buildings
- *Guideline 5.3.6 – Provide varied roof lines to create visual interest along the street.*
 - The proposal does not utilize varied roof lines to create visual interest along the street
- *Guideline 5.3.7 – Incorporate repetitive structural bays with punched windows openings in a vertical proportion*
 - The proposal incorporated repetitive structural bays with punched window openings, however they have used an overly repetitive square window shape which is not consistent with the context, as when paired with the scale of the building and the lack of variety in the articulation, it creates a stark façade with little visual interest.
 - The windows should be vertically oriented and proportioned.
- *Guideline 5.3.8 on corner lots consider a chamfered building edge with a door opening or other architectural feature to enhance the corner location*
 - The proposal does not utilize its corner location, by creating a chamfered building edge, and does not take advantage to locate an entry here.
- *Guideline 5.3.9 Windows and window openings should be of similar proportion, recess, and alignment to the original windows in the historic context.*
 - The fenestration pattern does not align with the historic context along the street

- *Guideline 5.3.11 Blank walls that face public streets and open spaces are strongly discouraged and should be avoided, where unavoidable blank walls should be screened or enhanced with design elements appropriate to the context.*
 - The vertical strip of blank wall (cementitious panel) is not appropriate for this very important street façade and corner and does not fit with the context. Consideration should be given to providing more architectural interest (mural, design/graphic, change of material, use of glazed brick, varied texture or material providing depth, etc.)
- *Guideline 5.3.12 – Locate and screen roof top structures and mechanical equipment so that they are not visible from the public realm*
 - The mechanical penthouse, is large and unscreened and visible from the public realm.

Section 5.4 – Relationship to Street and Open Space

- *Guideline 5.4.2 – Incorporate recessed entryways with unique design and finishes such as transom, use of trim details for windows and doors, and attractive finish materials on entryways flooring*
 - The proposal lacks the high quality and attractive finish materials that would be expected for the pedestrian realm of the streetscape elevations.
- *Guideline 5.4.3 – Incorporate min. 4.5m ground floor height to support ground floor commercial uses*
 - The proposed ground level height exceeds what would be contextual, and its double height is not sympathetic to adjacent historic character of street and have incorporated large format glazing that does not fit into the context.
- *Guideline 5.4.5 – Vary the planes and textures of storefronts to be similar to nearby heritage buildings*
 - The planes and textures of the proposed do not reflect the adjacent heritage buildings.
- *Guideline 5.4.6 Design Facades with architectural details and materials that create shadows and depth to achieve a three-dimensional quality*
 - The entries could be recessed to help provide more depth and diversity to the ground level.

Section 5.5 – Materials and Finishes

- *Guideline 5.5.1 – Incorporate high quality, durable materials into buildings, facades and additions*
 - This application is primarily proposed to be clad with a plank-formatted cementitious panel on floors two – to – twelve, atop a large-format panel cementitious clad podium, with large-format glazing. The over-use of this economic material and given the scale, undermines the continuity of the character of Old Town, and the immediate adjacent heritage fabric.
- *Guideline 5.5.2 Avoid the extensive use of highly reflective materials*
 - The combination of large format glazing and very light coloured paneling without façade relief could have the effect of the building being bright and obtrusive. The amount of storefront glazing could be supportable if they incorporated recessed entryways, and high-quality materials (especially at the ground level).
- *Guideline 5.5.3 – Use materials with textures and patterns that are visually interesting*

- The material palette proposed is very limited, and cementitious panels generally lack in visual interest, especially when large-format panels are utilized.
- *Guideline 5.5.7 – Use exterior materials and paint colours that reflect local heritage palettes*
 - There are only two cementitious panel types being proposed, and in a palette that is all one colour, warm light grey (which in the renderings looks almost white) so the proposal lacks variety and visual interest, that makes up the vibrant historic core
 - The renderings show the use of painted metal, in both charcoal and copper colours, the latter looks to be orange in the images, the colour should be confirmed.
 - The use of the feature colour (copper/orange) lacks intention and could be better utilized to enhance the composition of the building.
 - The applicant has not provided a materials palette.

Section 5.7 – Off-Street Parking

- *Guideline 5.7.3 – Use high quality materials for parking entrance gates and doors, attractive lighting and low-level landscaping along the street frontage*
 - The garage door shown in the proposal lacks the finish quality that would be expected for this area of the City. Minimizing the garage opening as much as possible would be favorable for the pedestrian experience along Pandora.

Standards and Guidelines for the Conservation of Historic Places in Canada

There is no proposed conservation strategy for the Plaza building as this building was damaged beyond saving in a fire, however, the new building can be reviewed against the *Guidelines for Cultural Landscapes, Including Heritage Districts. Section 4.1.5 - Visual Relationships* contains some guidelines for interventions to cultural landscapes, including historic districts. The proposed new building is inconsistent with *Guideline 15*, which recommends designing a new feature that “*respects the historic visual relationships in the cultural landscape. This can include matching established proportions and densities, such as maintaining the overall ratio of open space to building mass in an urban heritage district when designing an infill building.*” The massing and density of the project do not conform to this guideline.

On the overall proposal, Staff recommend that Council refer back to Staff for further improvements on the proposal to meet the guidelines outlined above, and to refer back to HAPI as a next step before being brought to Council.

OPTIONS

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

Option One

That the Heritage Advisory Panel recommend to Council that Development Permit Application with Variance No. 00269 for 603 Pandora Street be approved as presented.

Option Two

That the Heritage Advisory Panel recommend to Council that Development Permit Application with Variance No. 00269 for 603 Pandora Street be approved with the following changes:

- as listed by HAPI.

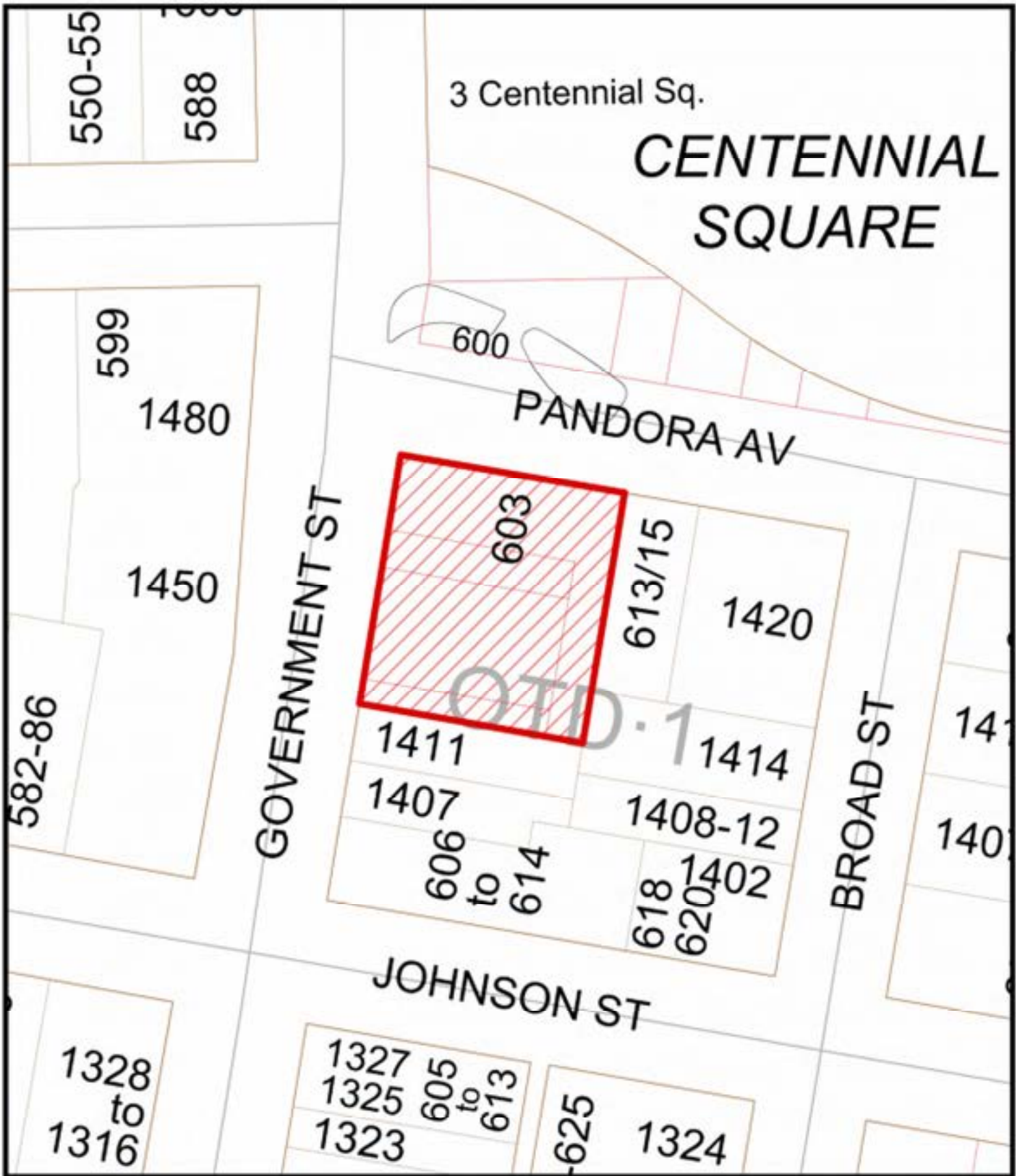
Option Three

That the Heritage Advisory Panel recommend to Council that Development Permit Application with Variance No. 00269 for 603 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 HAPI, if there is further advice on how the application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped April 9, 2024
- Applicant's letter dated April 9, 2024
- 2019-06-13 – COTW Minutes – 603-607 Pandora Avenue, regarding Salvaged Materials.
- 603 Pandora Materials Survey, from the applicant, June3, 2024
- Old Town Design Guidelines, 2019 (Attached)



3 Centennial Sq.

CENTENNIAL SQUARE

600

PANDORA AV

603

613/15

1420

GOVERNMENT ST

BROAD ST

1411

1414

1407

1408-12

606 to 614

618 620 1402

JOHNSON ST

1328 to 1316

1327 1325 1323 605 to 613

625 1324



603 Pandora Avenue
Rezoning No.00873





603 Pandora Avenue
Rezoning No.00873





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List of Drawings

Architectural

A0.00	Cover Sheet
A1.0	Rendered Views
A1.1	Rendered Views
A1.2	Existing Site Survey
A1.3	Site Plan and Project Data
A1.4	Sun and Shade Studies
A1.5	Sun and Shade Studies
A2.1	Level P4 Plan
A2.2	Level P3 Plan
A2.3	Level P2 Plan
A2.4	Level P1 Plan
A2.5	Level 1 Ground Floor Plan
A2.6	Level 2 Floor Plan
A2.7	Level 3 Floor Plan
A2.8	Levels 4-5 Floor Plan
A2.9	Level 6 Floor Plan
A2.10	Level 7-12 Floor Plan
A2.11	Penthouse and Roof Plan
A2.12	Roof Plan
A3.1	Building Elevations (West)
A3.2	Building Elevations (North)
A3.3	Building Elevations (East)
A3.4	Building Elevations (South)
A3.5	Context Elevations (West & North)
A4.1	Building Sections N-S
A4.2	Building Sections W-E

Landscape

L0.00	Cover Sheet
L0.01	Tree Survey
L0.02	Tree Management Plan
L1.01	Concept Plan L1
L1.02	Concept Plan L3
L1.11	Landscape Plan (Ground Floor)
L1.12	Landscape Plan (Level 3)
L1.41	Planting Plan (Ground Floor)
L1.42	Planting Plan (Level 3)
L2.01	Site Perspectives
L4.11	Paving
L4.21	Site Furnishing
L4.41	Planting
L4.42	Planting

Civil

C-001	Surface Works
C-002	Site Servicing

Hampton Inn Downtown Victoria / 603 Pandora Ave Victoria, BC



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web www.daustudio.ca

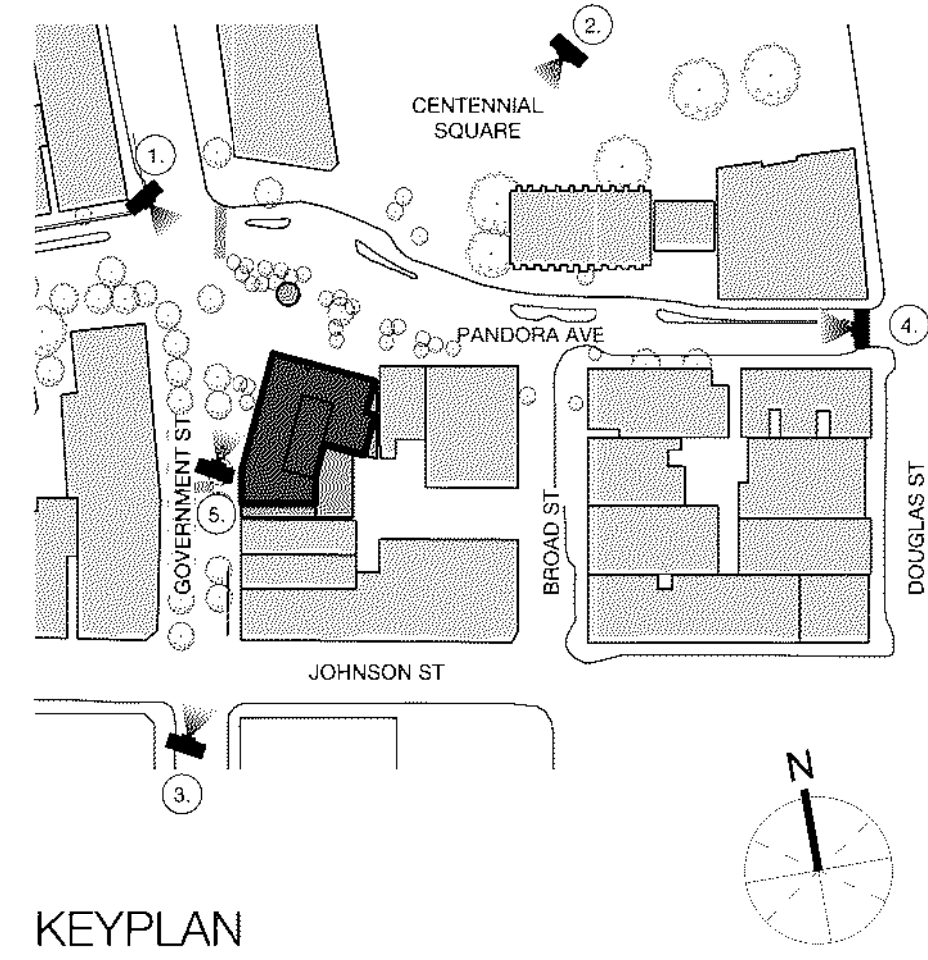
Rezoning and Development Permit Application

Issued for Development Permit, Rezoning,
& OCP Amendment
April 5, 2024





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KEYPLAN



1. VIEW FROM ACROSS PANDORA AVE & GOVERNMENT STREET



2. VIEW FROM CENTENNIAL SQUARE



3. VIEW LOOKING NORTH ALONG GOVERNMENT STREET



4. VIEW LOOKING WEST ALONG PANDORA AVE

1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no	description	date
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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Rendered Views

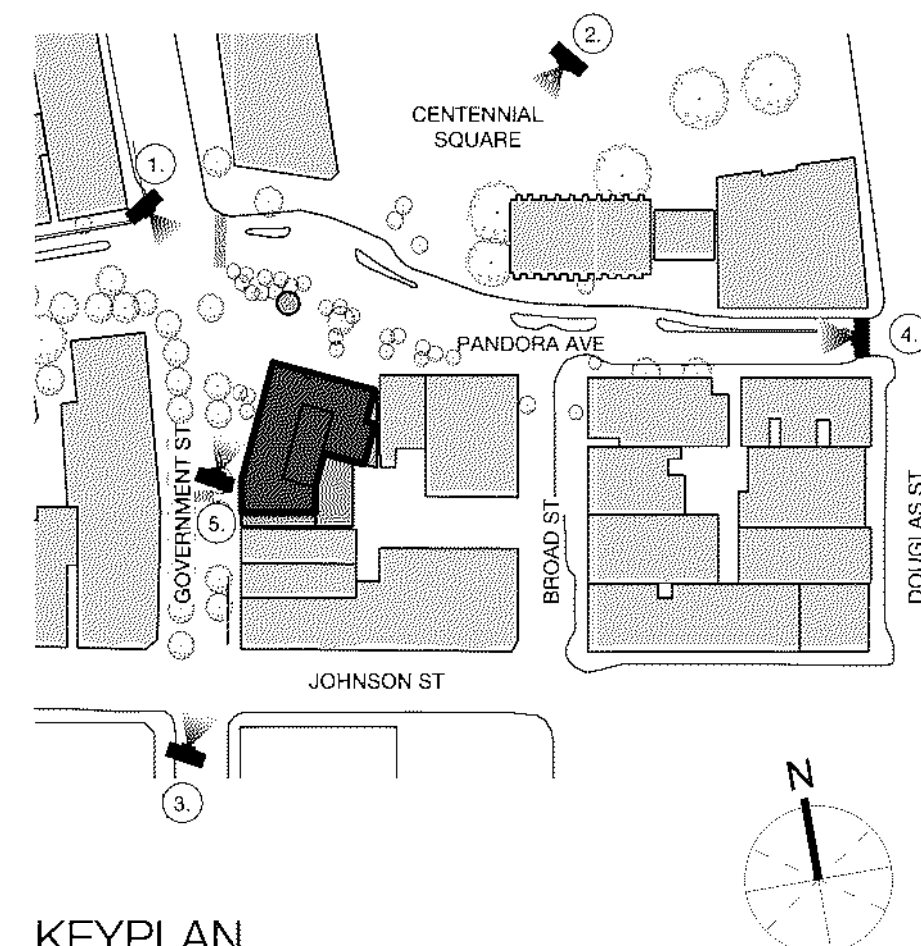
project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	as noted
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
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KEYPLAN



5. STREET LEVEL ON GOVERNMENT STREET



SECTION DETAIL / PERSPECTIVE

RENDERED AERIAL VIEW

1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

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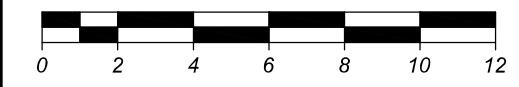


2024-04-08

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TOPOGRAPHIC PLAN OF LOT 1, PLAN 7110 AND PARTS OF LOTS 661, 662 AND 663, ALL IN VICTORIA CITY.

BCGS MAP SHEET 92B.044



The intended plot size of this plan is 432mm in width by 559mm in height (C-Size) when plotted at a scale of 1:200.

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

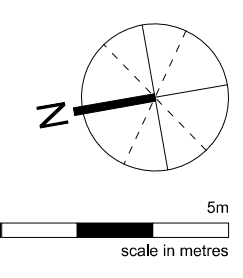
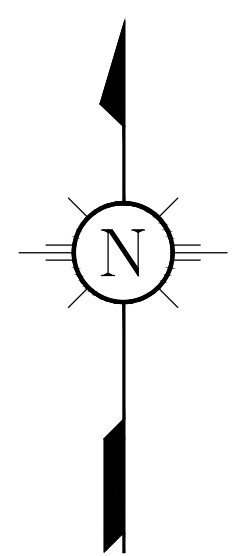
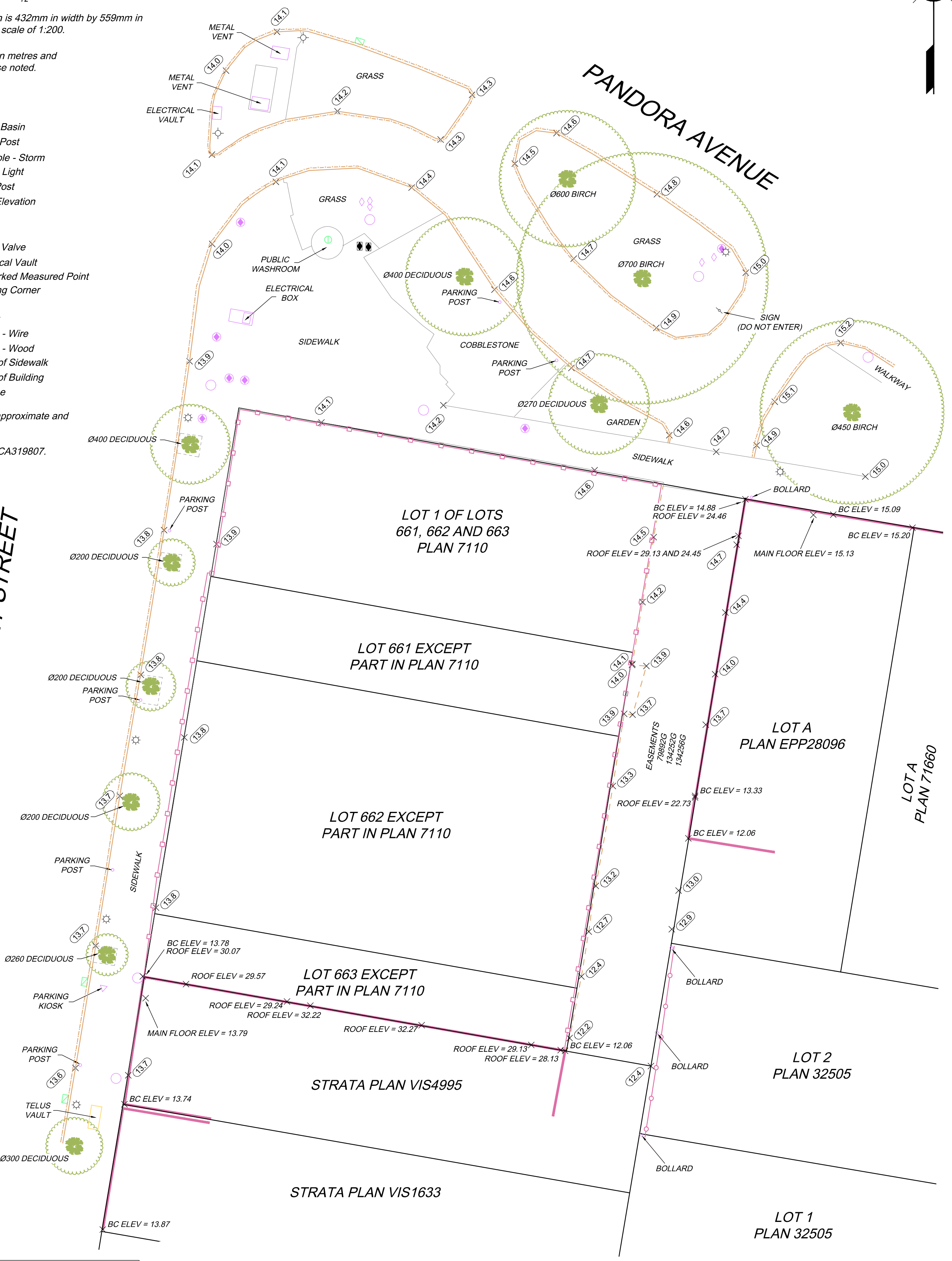
LEGEND

- denotes Drain
- denotes Catch Basin
- denotes Lamp Post
- denotes Manhole - Storm
- denotes Traffic Light
- denotes Sign Post
- denotes Spot Elevation
- denotes Tree
- denotes Valve
- denotes Water Valve
- denotes Electrical Vault
- denotes Unmarked Measured Point
- denotes Building Corner
- denotes Curb
- denotes Gutter
- denotes Fence - Wire
- denotes Fence - Wood
- denotes Edge of Sidewalk
- denotes Edge of Building
- denotes Dripline

Note: Boundaries as shown are approximate and subject to further investigation.

Parcels are subject to Covenant CA319807.

GOVERNMENT STREET



Mailing & delivery address:
P.O. Box 261
Brentwood Bay, BC, V8M 1R3

Toll Free: (877) 603 7398
Duncan Telephone: (250) 746 0775
info@plsi.ca
www.plsi.ca

This document shows the relative location of the surveyed buildings and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.

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Date: 2020-01-27
File: 1745-01
Drawing: 1745-01-TOPO
Layout: C-Size

1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

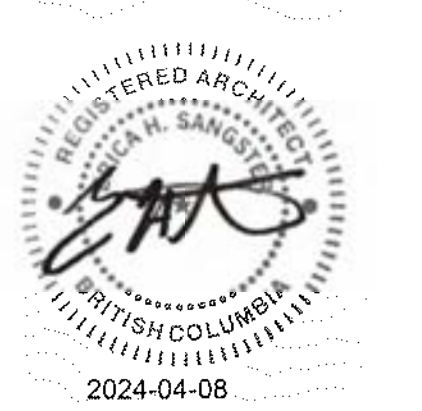
rev no	description	date
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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Existing Site Survey

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	as noted
drawn by	JA/JB
checked by	ES
revision no.	sheet no.
-	A1.2



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Project Data

Legal Address
Lot 1, of Lots 661, 662, and 663, Victoria City, Plan 7110 Remainder Lots 661 - 663, Victoria, Except Those Parts In Plan 7110.

Civic Address
603 Pandora Avenue, Victoria, BC

Zoning (current)
Old Town District-1 Zone (OTD-1)

Site Area
1,490.7 sqm

Zoning Floor Areas
(measured to exterior face of wall and includes sliver walls through exterior blocks parking stalls & circulation)

Level	Area (m²)	Area (sq ft)
Level 11:	856.48 m²	(9,219.1 ft²)
Level 10:	856.48 m²	(9,219.1 ft²)
Level 9:	856.48 m²	(9,219.1 ft²)
Level 8:	856.48 m²	(9,219.1 ft²)
Level 7:	856.48 m²	(9,219.1 ft²)
Level 6:	857.21 m²	(9,226.9 ft²)
Level 5:	927.12 m²	(9,979.4 ft²)
Level 4:	927.12 m²	(9,979.4 ft²)
Level 3:	927.12 m²	(9,979.4 ft²)
Level 2:	538.02 m²	(5,791.2 ft²)
Level 1:	917.78 m²	(9,878.9 ft²)
Total:	10,233.25 m²	(110,149.7 ft²)

Floor Space Ratio
6.86

Average Grade
13.84m Geoidic

Height of Building
Permitted: 15.00m
Proposed: 52.48m - 13.84m = 38.64m
Storeys: 12

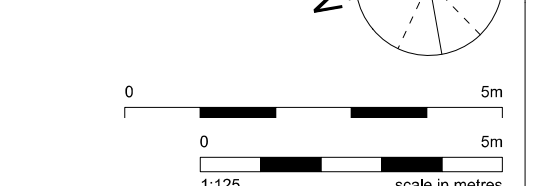
Parking Stalls
Total Provided: 123
(includes 8 accessible stalls of which 2 is to be van accessible)

Bicycle Parking
Number of Class I Spaces: 10 (provided)
Number of Class II Spaces: 10 (provided)

Building Use/Area sq.m	Class I	Class II
Hotel 6.3-12/ 158 rooms	8 (1 per 25 rooms)	5 (1 per 40 rooms)
Cafe/Restaurant CRU 1 & 2/ 219.32 m²	2 (1 per 150m²)	3 (1 per 100m²)
Total (required)	10	8

Setbacks

Direction	Required (m)	Provided (m)
East:	0m	0m
South:	0m	0m
West:	0m	0m
North:	0m	-2.87m



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

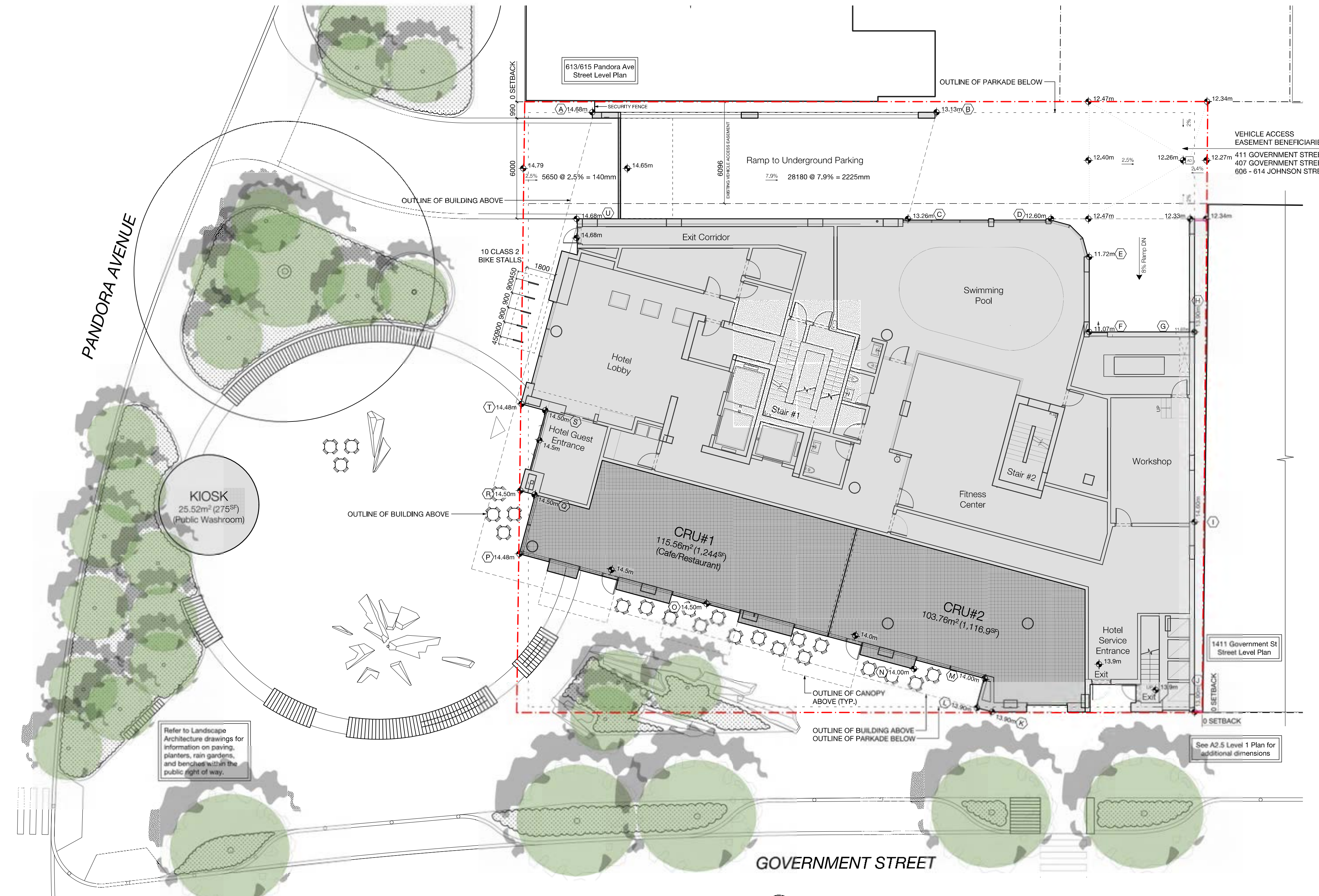
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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Site Plan
and Project Data

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:125
drawn by	JA/JB
checked by	ES
revision no.	sheet no.

A1.3



PROJECT INFORMATION TABLE

Zone (existing)	OTD-1 Old Town District 1
Proposed zone or site specific zone	New Zone
Site area (m²)	1,490.70 m²
Total floor area (m²)	10,233.25 m²
Commercial floor area (m²)	219.32 m²
Floor space ratio	6.86
Site coverage area	1,236.10 m²
Site coverage (%)	82.92 %
Open site space (m²)	177.71 m²
Open site space (%)	11.92 %
Height of building (m)	38.64 m
Number of storeys	12
Parking stalls (number) on site	123
Bicycle parking number (Class 1 & Class 2)	10 + 10 : 20

Building Setbacks (m)

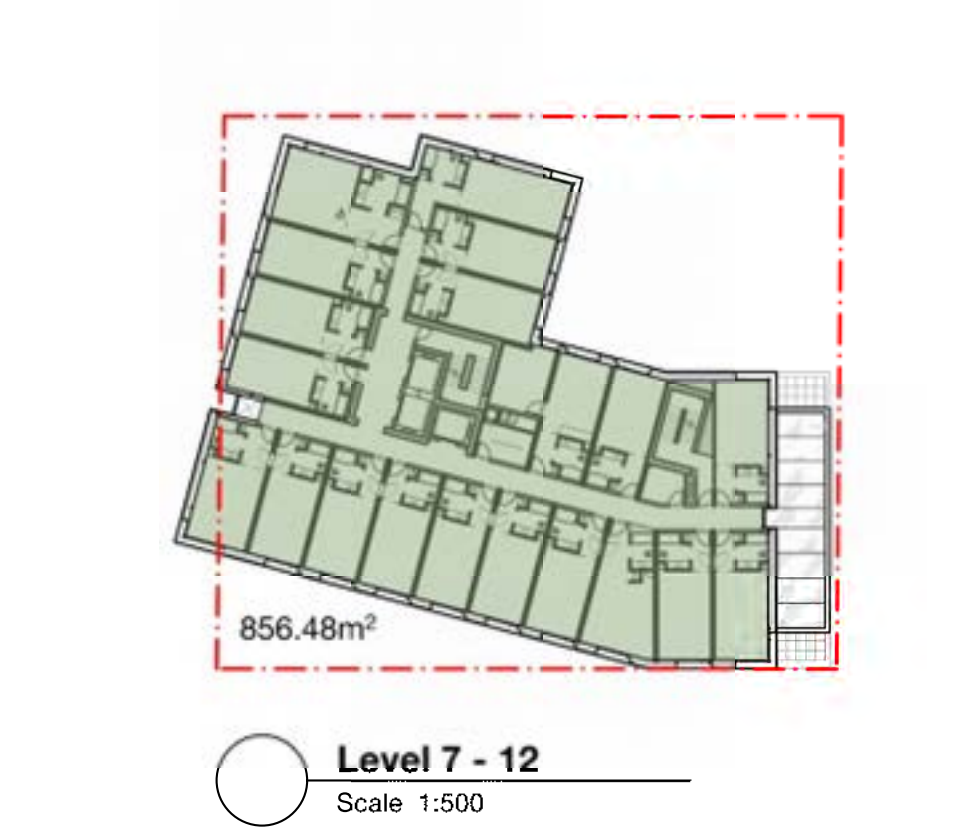
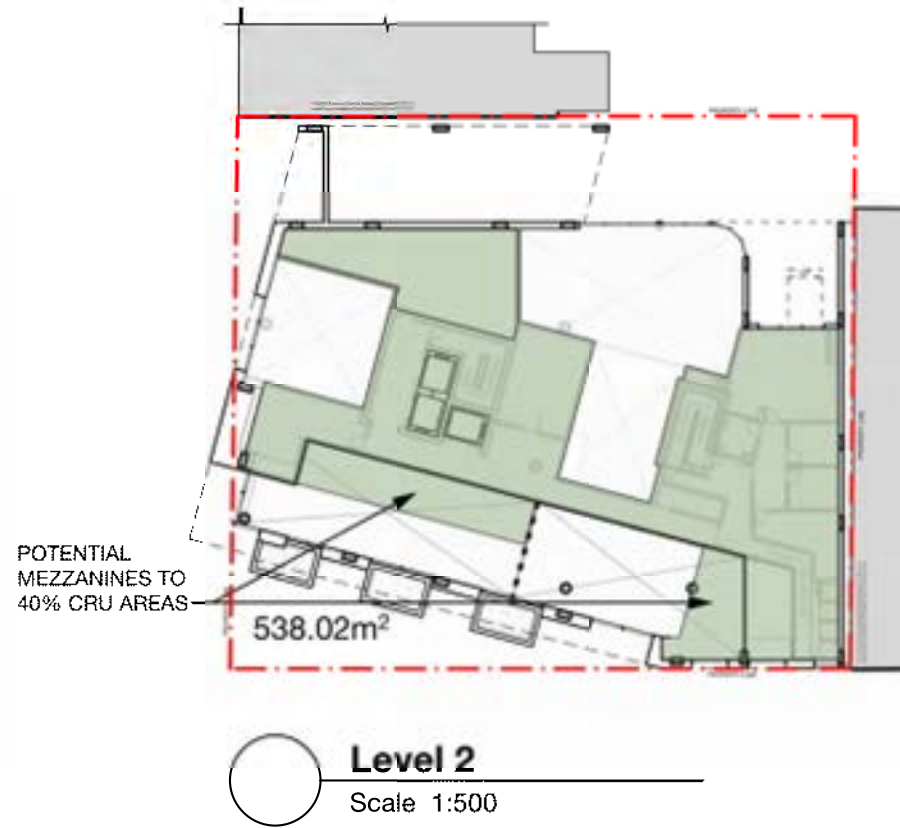
Front yard	-2.87 m
Rear yard	0 m
Corner side yard (west)	0 m
Side yard (east)	0 m

Hotel Use Details

Total number of units	198
Unit type, e.g., 1 bedroom	Hotel Rooms
Minimum unit floor area (m²)	28.90 m²
Total hotel floor area (m²)	10,013.93 m²

AVERAGE GRADE

ID	Grade (m)	Interval	Average	Distance (m)	Subtotal
A	14.68	A - B	13.91	20.70	287.83
B	13.13	B - C	13.20	6.61	87.22
C	13.26	C - D	12.93	8.47	109.52
D	12.60	D - E	12.16	3.62	44.02
E	11.72	E - F	11.40	4.49	51.16
F	11.07	F - G	11.07	6.26	69.30
G	11.07	G - H	12.49	0.00	0.00
H	13.90	H - I	14.25	11.37	162.02
I	14.60	I - J	14.25	11.37	162.02
J	13.90	J - K	13.90	12.01	166.94
K	13.90	K - L	13.93	1.02	14.20
L	13.95	L - M	13.98	1.82	25.43
M	14.00	M - N	14.00	4.25	59.50
N	14.00	N - O	14.25	13.00	185.25
O	14.50	O - P	14.49	11.55	167.36
P	14.48	P - Q	14.49	3.66	53.03
Q	14.50	Q - R	14.50	0.96	13.92
R	14.50	R - S	14.50	5.03	72.94
S	14.50	S - T	14.49	1.56	22.60
T	14.48	T - U	14.58	11.58	168.84
U	14.68	U - A	14.68	6.39	93.81
Subtotal				145.72	2016.92
Total			Average Grade = 13.84		



Refer to Landscape Architecture drawings for information on paving, planters, rain gardens, and benches within the public right of way.

Site Plan
Scale 1:150



2024-04-08

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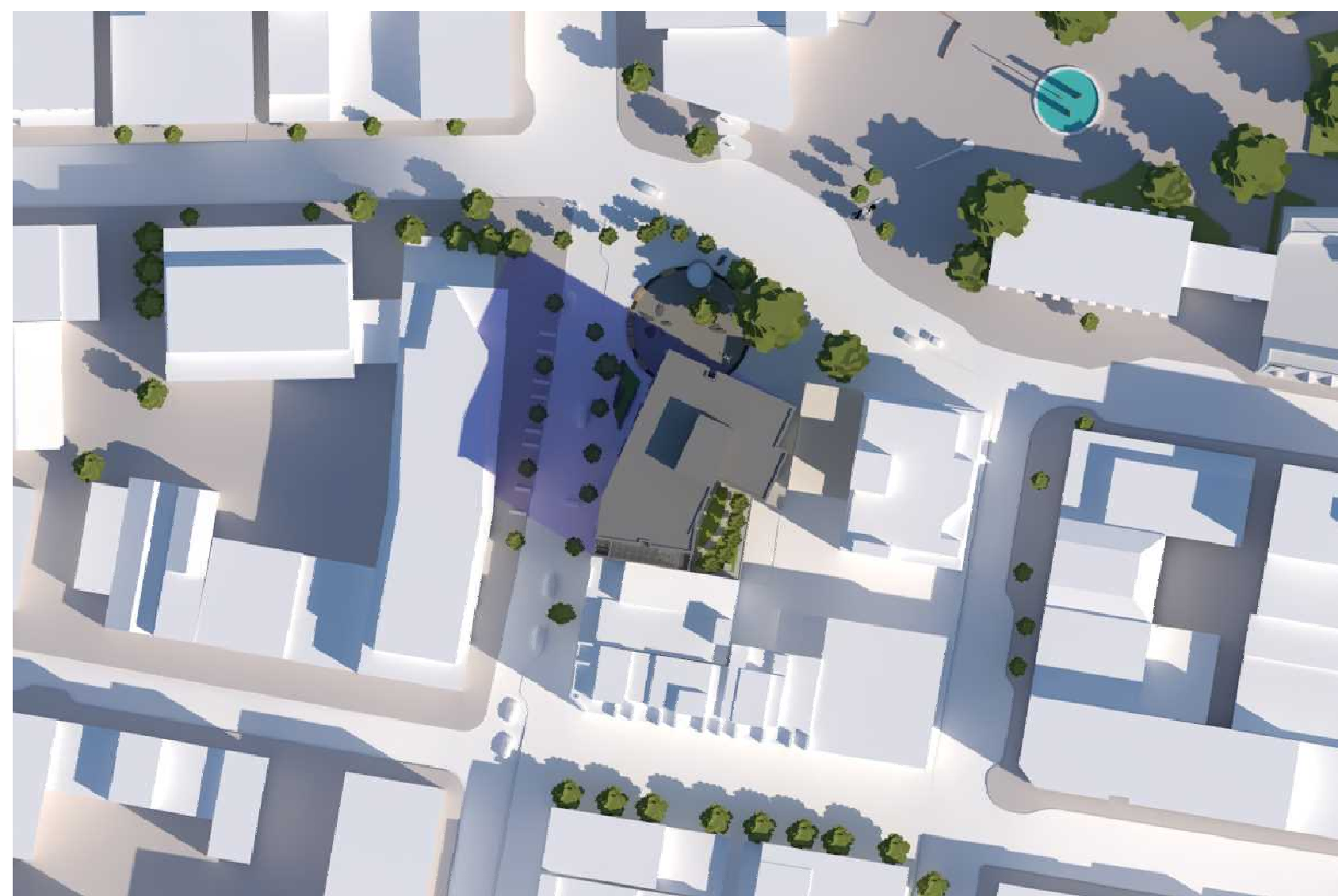
WINTER SOLSTICE 1000h



WINTER SOLSTICE 1200h



WINTER SOLSTICE 1500h



EQUINOX 0900h



EQUINOX 1200h



EQUINOX 1600h



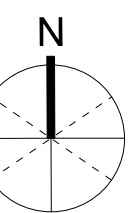
SUMMER SOLSTICE 0900h



SUMMER SOLSTICE 1200h



SUMMER SOLSTICE 1700h



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no	description	date
1	Development Tracker	2024/01/29

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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Sun and Shade Studies

project no. 20-36

drawing file -

date issued April 5, 2024

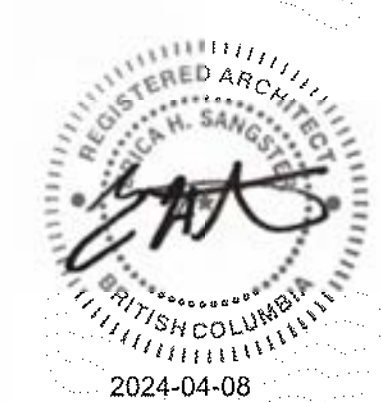
scale n.t.s.

drawn by JA/JB

checked by ES

revision no. sheet no.

△ A1.4



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GENERAL NOTES:

1. March 20, 2023 was used as the date of the Equinox.
2. All calculations are approximate and have been generated from 2D views of the Sketch Up model.
3. All calculations are relative and are not to scale.
4. The building height is 38.19m and is classified as a high rise residential building for the purposes of City of Victoria Downtown Core Area Plan Appendix 4 Design Guidelines.

DCAP Appendix 4: 6.1.d.i.

Spring / Autumn Equinox
March 20 / September 22, 2023
The spring and autumn equinoxes mark the start of spring or autumn and are the midway point between summer and winter solstices.

The City of Victoria General Urban Design Guidelines (2022) contains the following guideline for tall buildings:

where unshaded by existing off-site conditions, a minimum of approximately 4 hours of cumulative sunlight provided on at least 60% of the length of the sidewalk located across the street from the development should be achieved between 1000h and 1600h on the equinoxes.

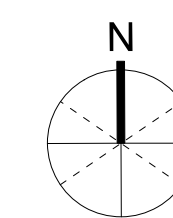
The proposal meets the guideline as follows:

Pandora Avenue
The sidewalk is fully unshaded until 1400h when a sweeping shadow occurs over 14% of the sidewalk.

Government Street
The sidewalk is shaded by the proposed development from 1000h until approximately 1040h when the shadow has reduced to 55%. The sidewalk remains fully unshaded until 1300h when 66% shading by the existing adjacent building begins until 1600h.

LEGEND

- sidewalk in sun
- sidewalk shaded by proposed building
- sidewalk shaded by existing buildings
- time recommended by urban design guidelines



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29
rev no	description	date

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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Sun and Shade Studies

project no.	20-36
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scale	n.t.s.
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
△	A1.5



1000h - 100% sun



1100h - 100% sun



1200h - 100% sun



1300h - 100% sun



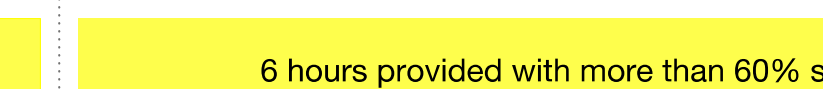
1400h - 86% sun



1500h - 86% sun



1600h - 91% sun



6 hours provided with more than 60% sun



4 hours required with more than 50% Sun

PANDORA AVENUE



1000h - 26% sun



1040h - 55% sun



1200h



1300h - 66% sun (shaded by existing buildings)



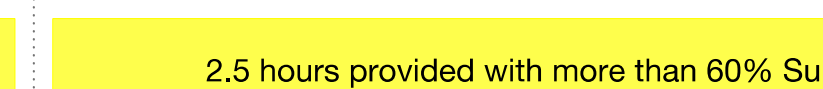
1400h - 0% sun (shaded by existing buildings)



1500h - 0% sun (shaded by existing buildings)



1600h - 0% sun (shaded by existing buildings)



2.5 hours provided with more than 60% Sun



1.5 hours shaded by existing buildings

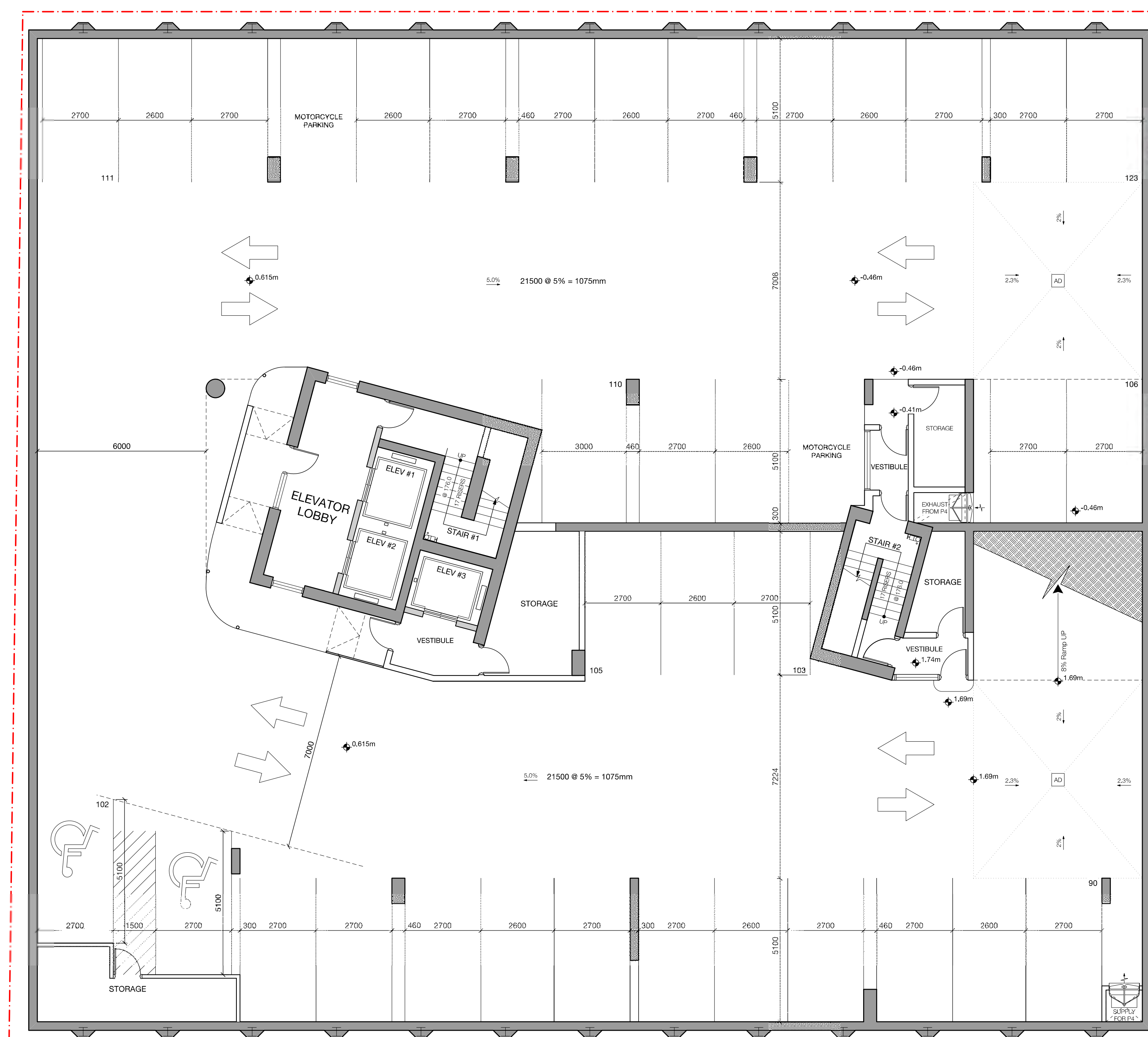


4 hours required with more than 50% Sun

GOVERNMENT STREET



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Level P4 Plan
Scale 1:100

PARKING COUNT								
Building	Parking Requirements	Parking Provided	Accessible Parking Stall Requirements	Accessible Parking Stalls Provided	Long Term Bicycle Requirements	Long Term Bicycle Provided	Short Term Bicycle Requirements	Short Term Bicycle Provided
P4	0.25 per room @ 198 rooms	34	*26-50 = 1 Accessible	0	Hotel 1 per 25 rooms @ 198 rooms = 8	0	Hotel 1 per 40 rooms @ 198 rooms = 5	0
P3		32		0		0		0
P2		32		*26-50=1 Van Accessible	6		8	
P1		25						0
Level 1 CRU	0	0			CRU @ 221sqm 1 per 150sqm=2	2	CRU @ 221sqm 1 per 100sqm = 3	0
Total	50	123	2	8	8+2=10	10	5+3=9	10

1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no description date

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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Level P4 Plan

project no. 20-36
drawing file -

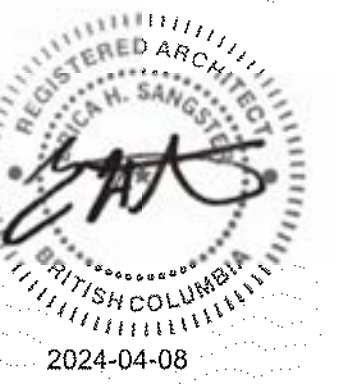
date issued April 5, 2024

scale 1:100
drawn by JA/JB

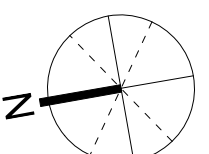
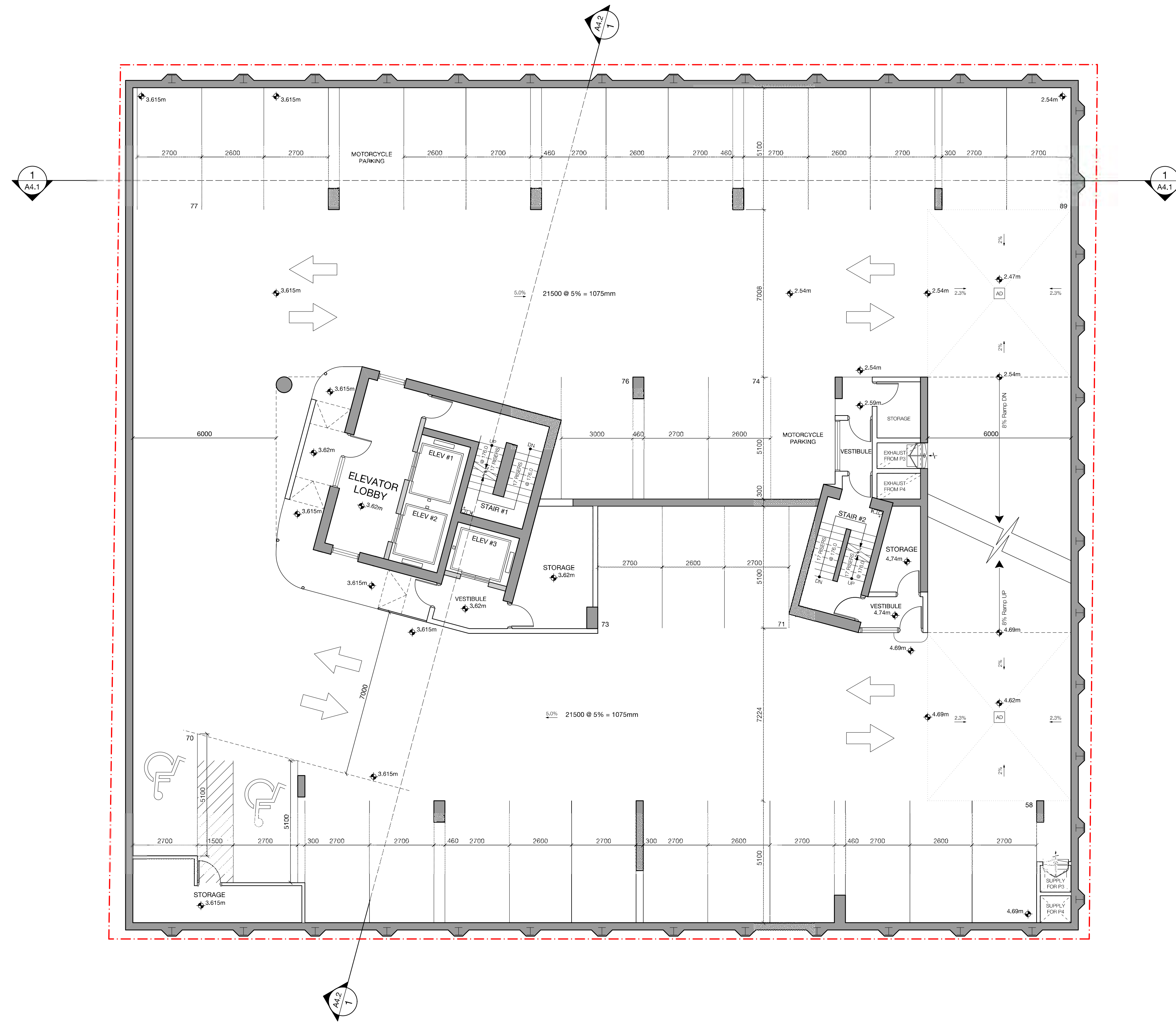
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0 5m
1:100 scale in metres

Level P3 Plan
Scale 1:100

PARKING COUNT							
Building	Parking Requirements	Parking Provided	Accessible Parking Stall Requirements	Accessible Parking Stalls Provided	Long Term Bicycle Requirements	Long Term Bicycle Provided	Short Term Bicycle Requirements
P4	0.25 per room @ 198 rooms	34	*26-50 = 1 Accessible	0	Hotel 1 per 25 rooms @ 198 rooms = 8	0	Hotel 1 per 40 rooms @ 198 rooms = 5
P3		32		0		0	
P2		32	*26-50=1 Van Accessible	2		8	
P1		25		6			
Level 1 CRU	0	0		0	CRU @ 221sqm 1 per 150sqm=2	2	CRU @ 221sqm 1 per 100sqm = 3
Total	50	123	2	8	8+2=10	10	5+3=9

1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no description date

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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Level P3 Plan

project no. 20-36
drawing file -

date issued April 5, 2024

scale 1:100

drawn by JA/JB

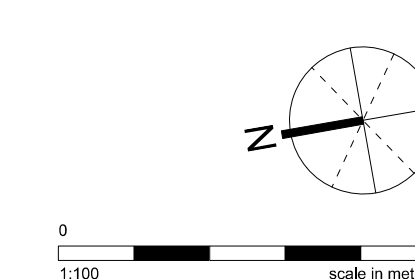
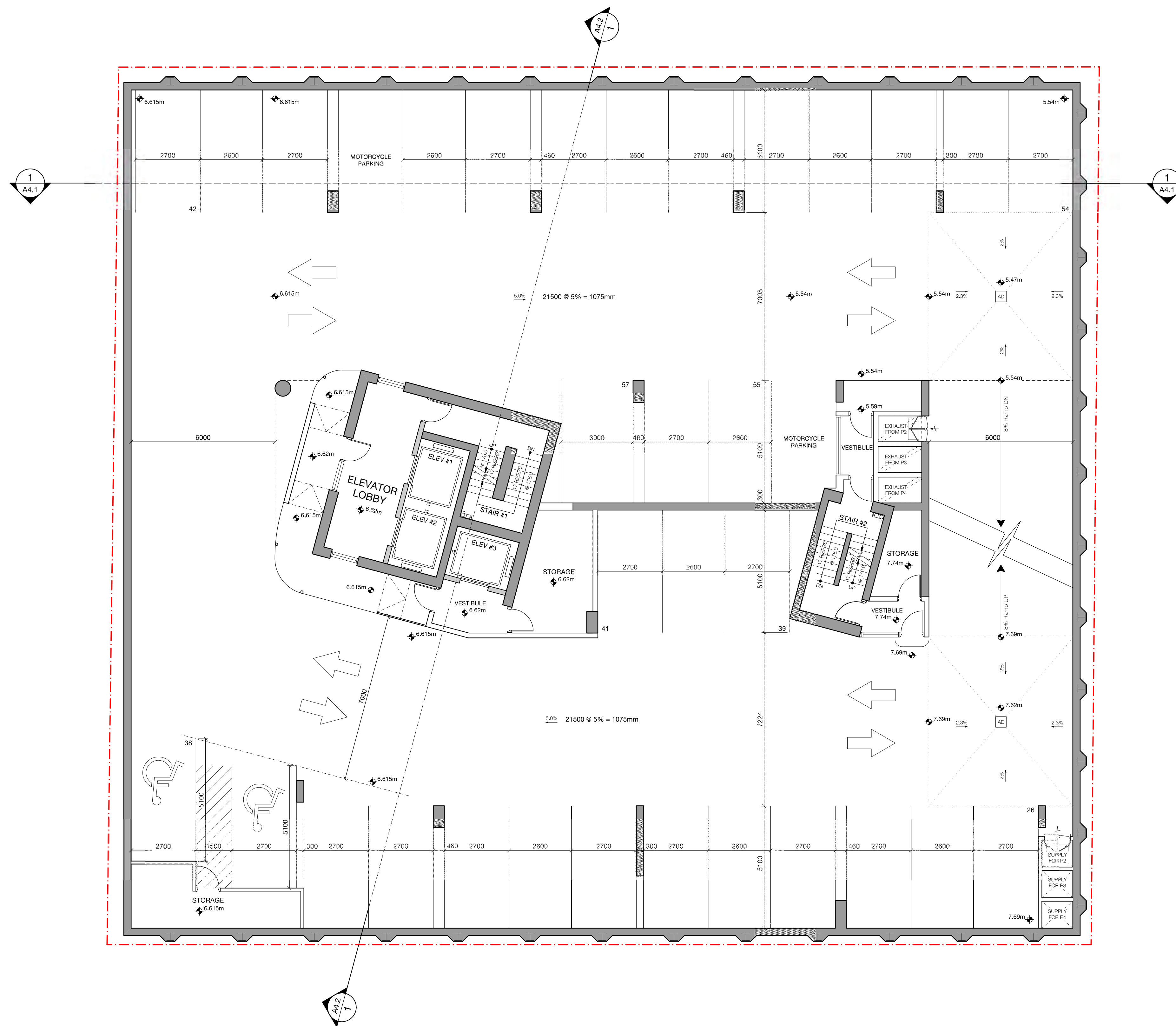
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Level P2 Plan
Scale 1:100

PARKING COUNT							
Building	Parking Requirements	Parking Provided	Accessible Parking Stall Requirements	Accessible Parking Stalls Provided	Long Term Bicycle Requirements	Long Term Bicycle Provided	Short Term Bicycle Requirements
P4	0.25 per room @ 198 rooms	34	*26-50 = 1 Accessible	0	Hotel 1 per 25 rooms @ 198 rooms = 8	0	Hotel 1 per 40 rooms @ 198 rooms = 5
P3		32		2		8	
P2		25	*26-50=1 Van Accessible	6			
P1		0		0	CRU @ 221sqm 1 per 150sqm=2	2	CRU @ 221sqm 1 per 100sqm = 3
Level 1 CRU							
Total		50		123		8+2=10	5+3=9
						10	10

1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Level P2 Plan

project no. 20-36
drawing file -

date issued April 5, 2024

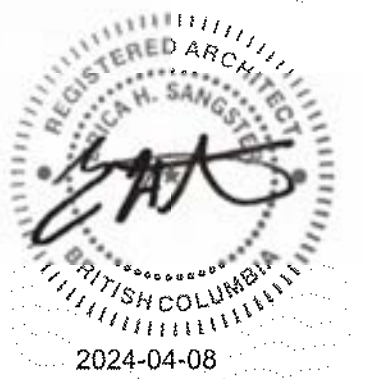
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drawn by JA/JB

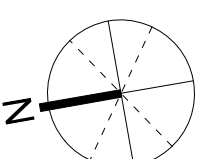
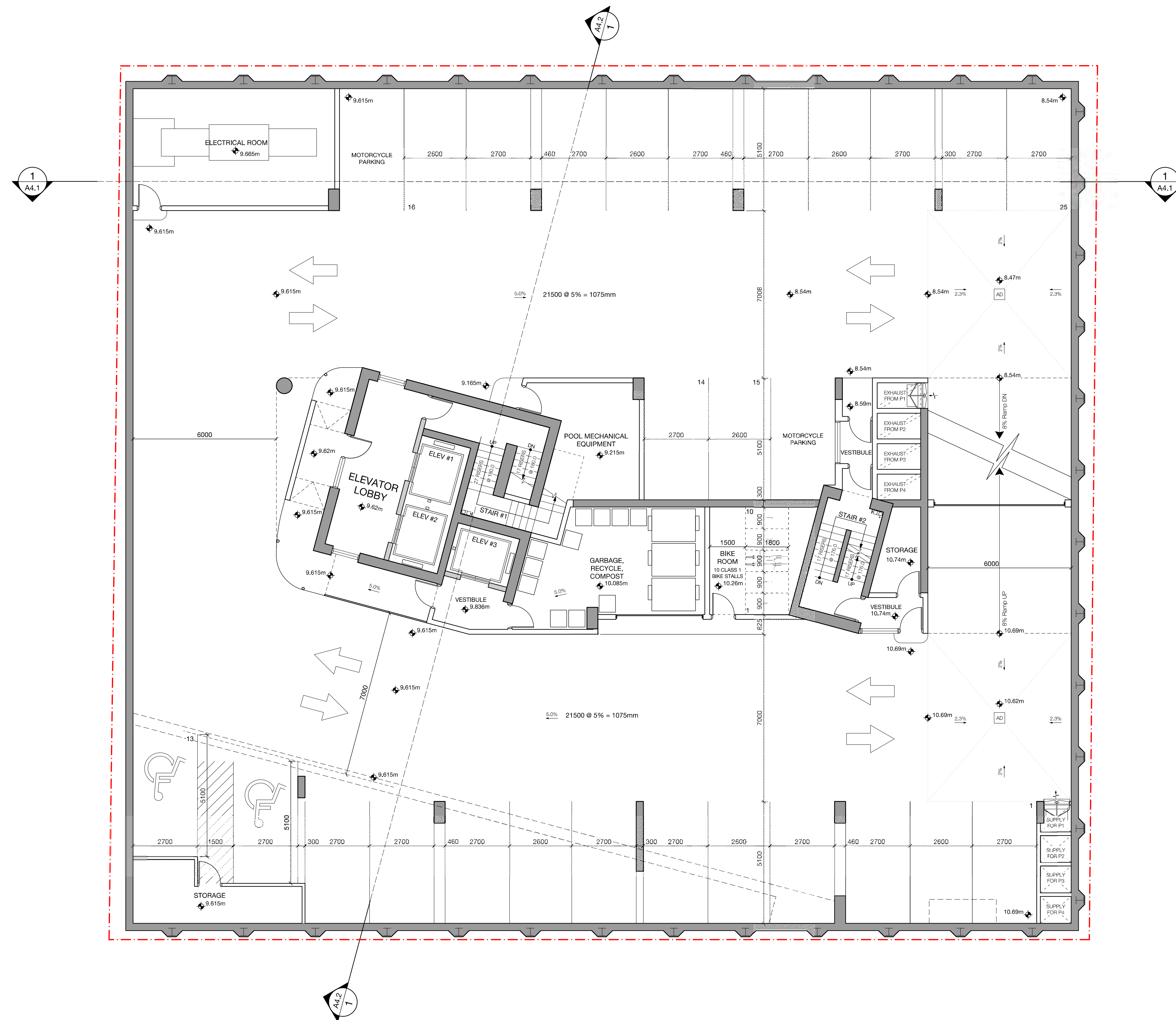
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0 5m
1:100 scale in metres

Level P1 Plan
Scale 1:100

PARKING COUNT							
Building	Parking Requirements	Parking Provided	Accessible Parking Stall Requirements	Accessible Parking Stalls Provided	Long Term Bicycle Requirements	Long Term Bicycle Provided	Short Term Bicycle Requirements
P4	0.25 per room @ 198 rooms	34	*26-50 = 1 Accessible	0	Hotel 1 per 25 rooms @ 198 rooms = 8	0	Hotel 1 per 40 rooms @ 198 rooms = 5
P3		32		0		0	
P2		32	*26-50=1 Van Accessible	2		8	
P1		25		6			
Level 1 CRU	0	0		0	CRU @ 221sqm 1 per 150sqm=2	2	CRU @ 221sqm 1 per 100sqm = 3
Total	50	123	2	8	8+2=10	10	5+3=9

1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no description date

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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Level P1 Plan

project no. 20-36
drawing file -

date issued April 5, 2024

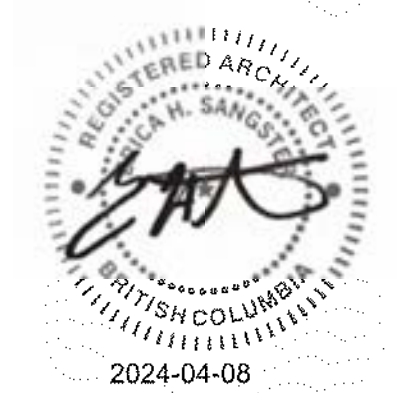
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drawn by JA/JB

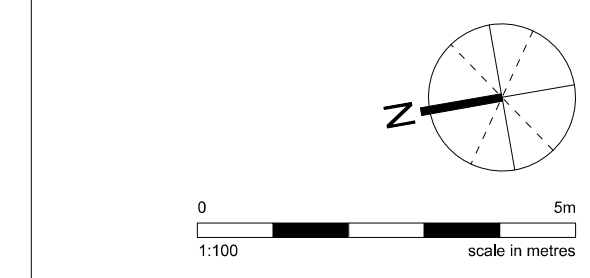
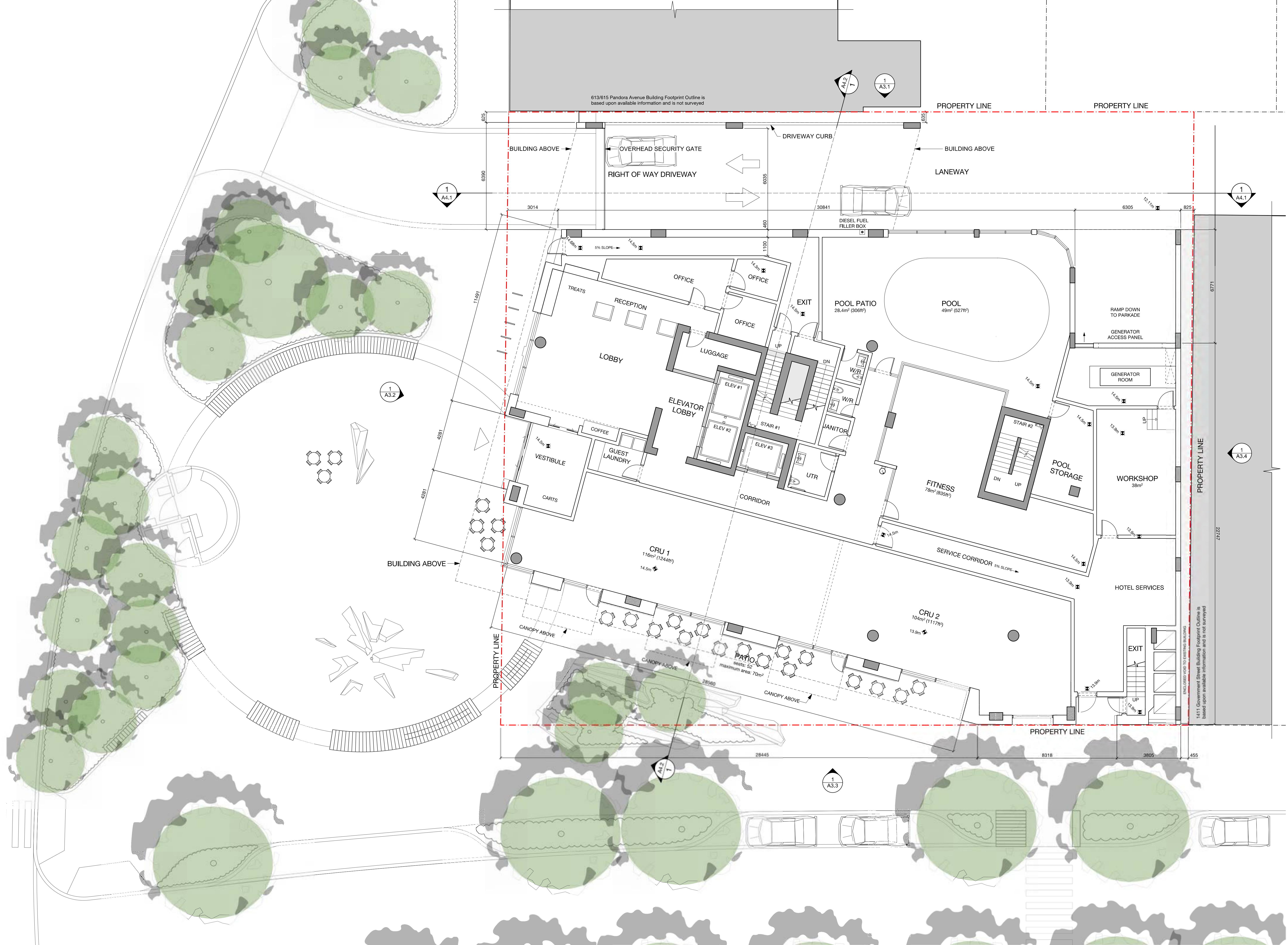
checked by ES

revision no. sheet no.

A2.4



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1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no	description	date
1	Development Tracker	2024/01/29

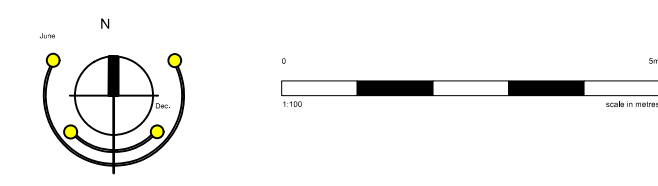
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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

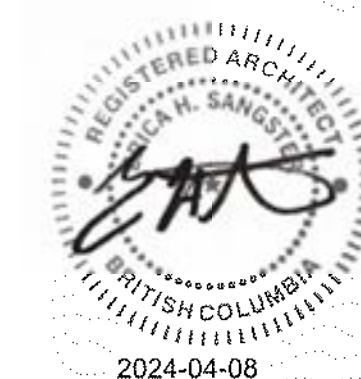
sheet title
Level 1
Ground Floor Plan

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
△	A2.5



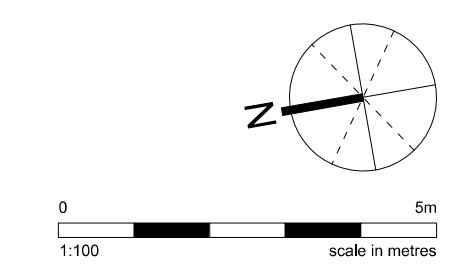
1 Level 1 Plan
Scale 1:100



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1 **Level 2 Floor Plan**
Scale 1:100



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no	description	date
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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

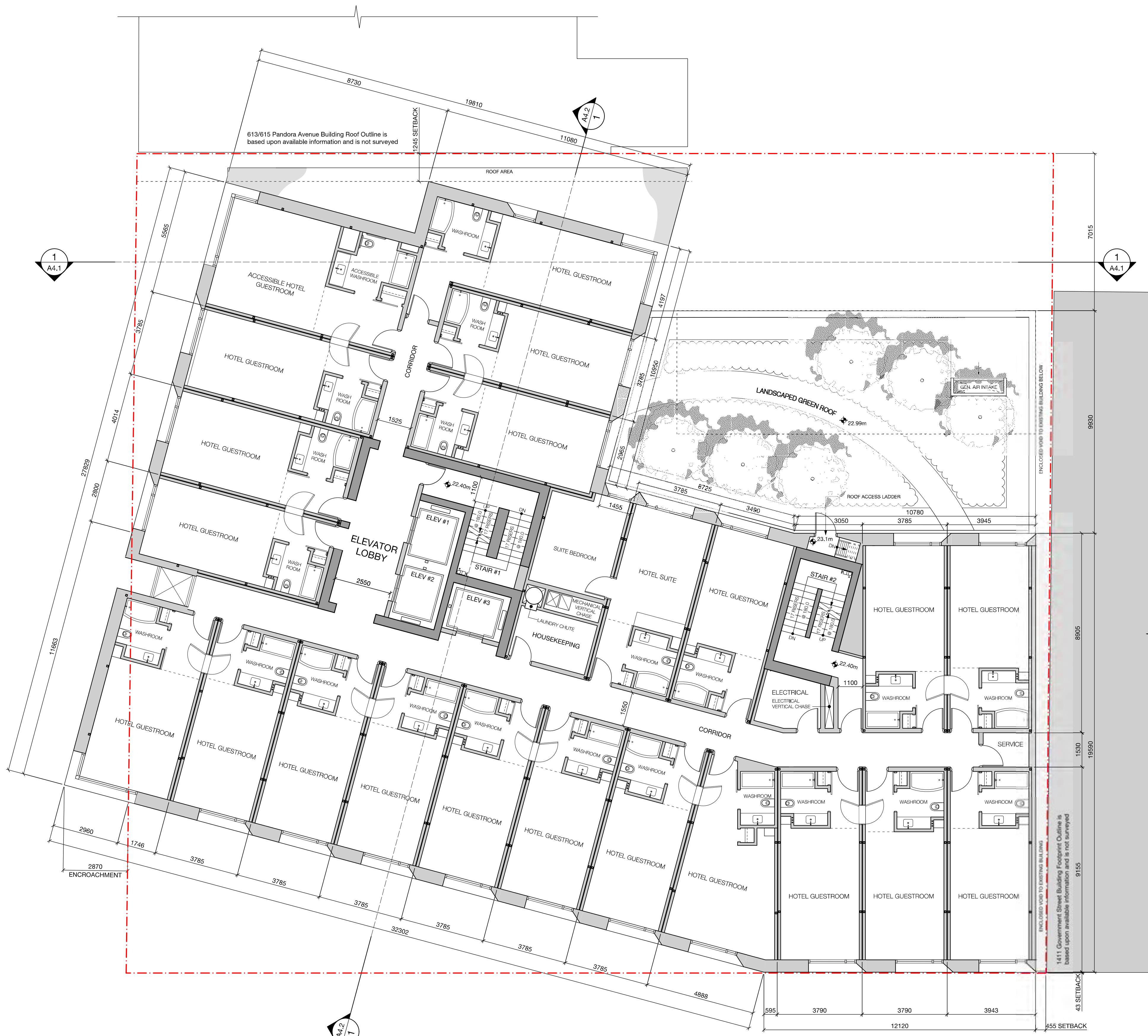
sheet title
Floor Plan - Level 2

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
	A2.6

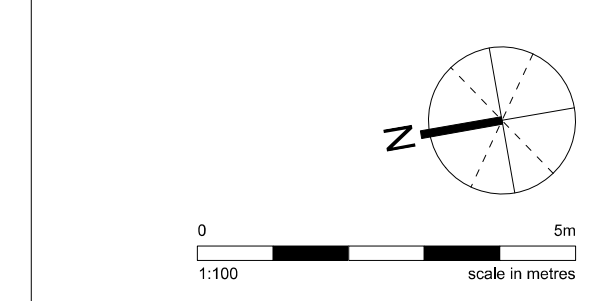


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Unit Count & Area
22 units / floor
1004.2 m² / floor
10,809 ft² / floor

1 Level 3
Scale 1:100



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no	description	date
1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Floor Plan - Level 3

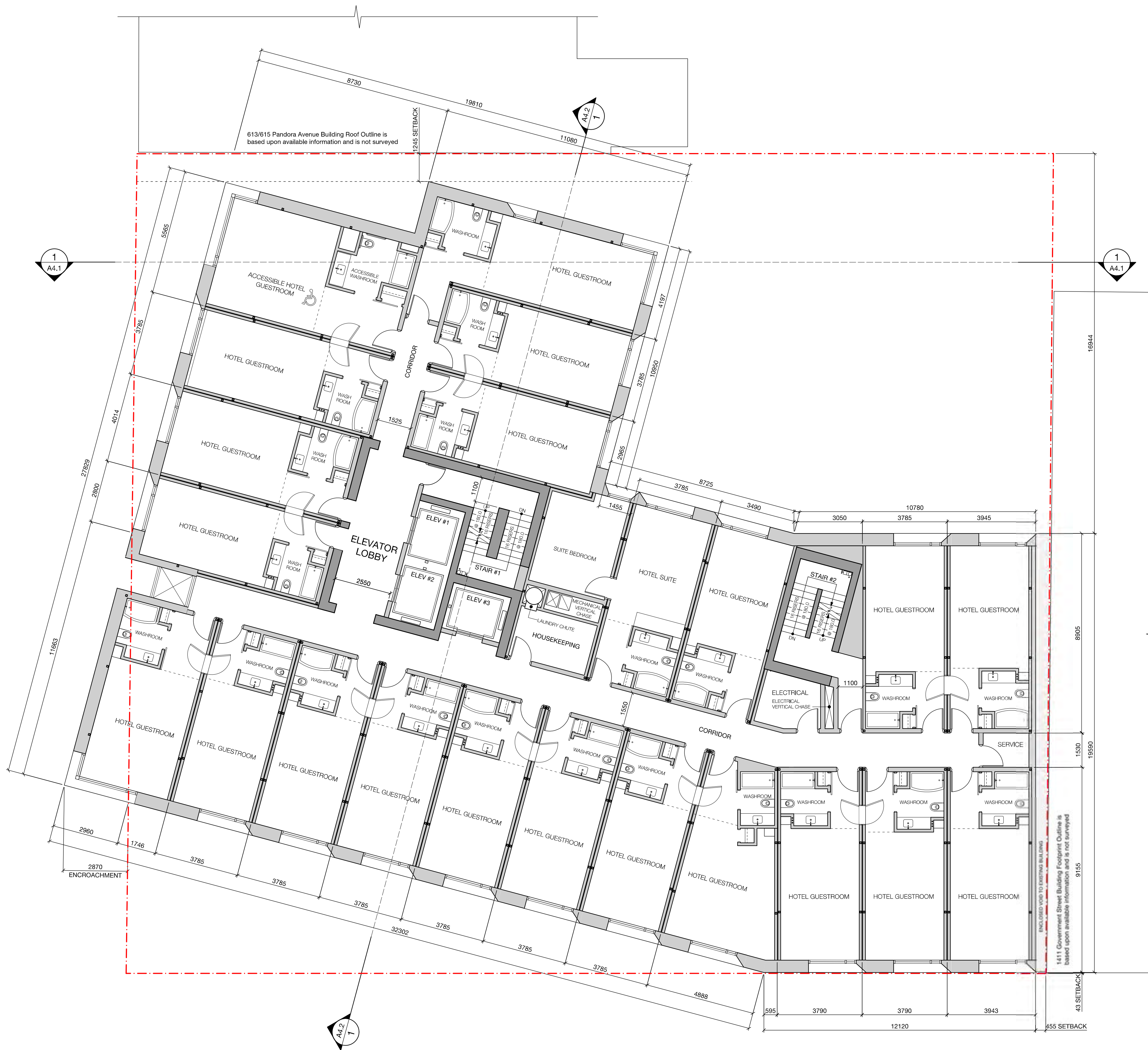
project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
-	A2.7



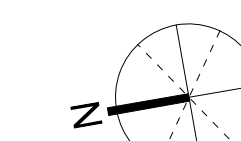
2024-04-08

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Unit Count & Area
22 units / floor
1004.2 m² / floor
10,809 ft² / floor

1 Level 4 - Level 5
Scale 1:100



0 5m
1:100 scale in metres

1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no	description	date
1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

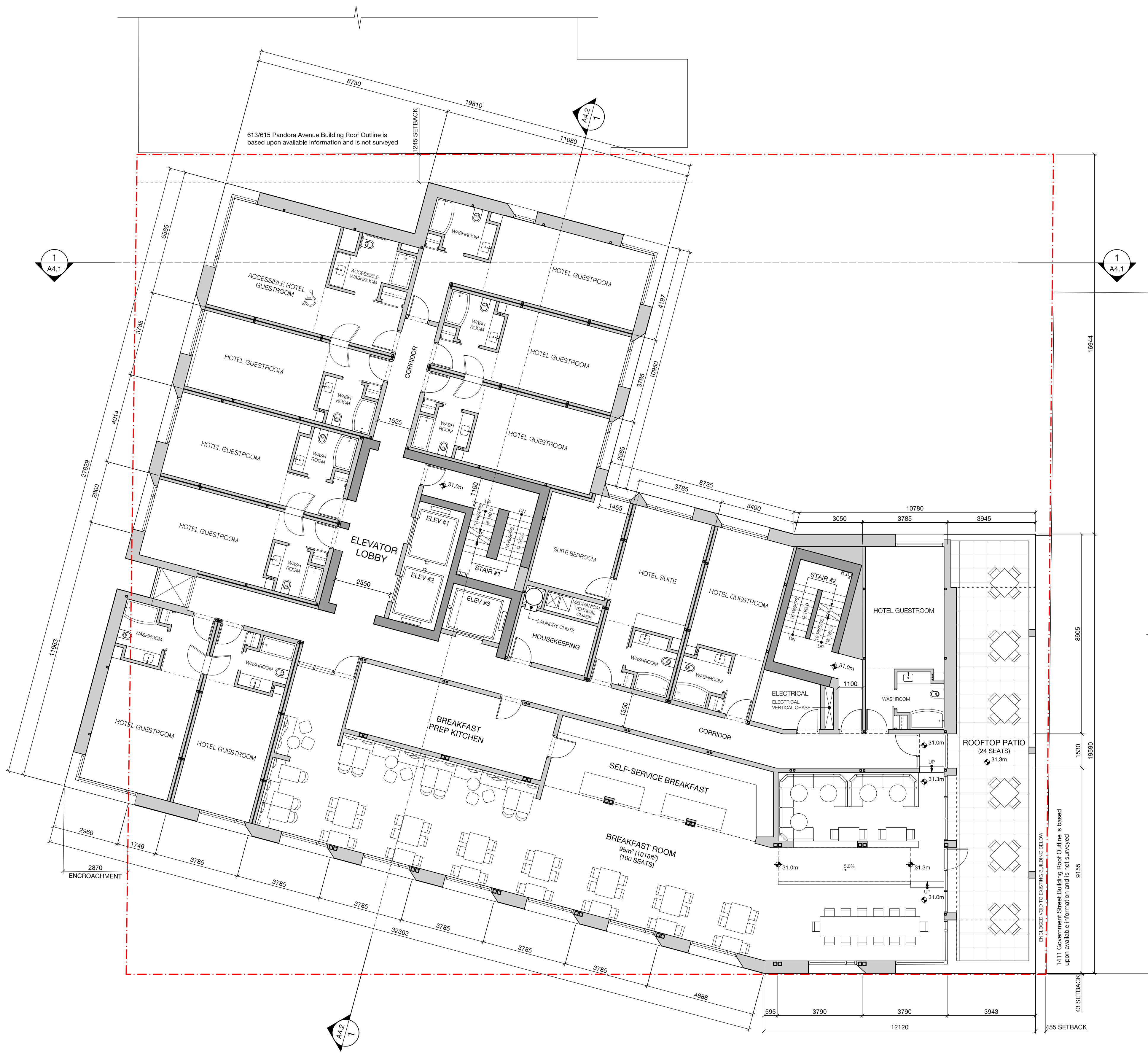
sheet title
**Floor Plan -
Level 4 - Level 5**

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
	A2.8

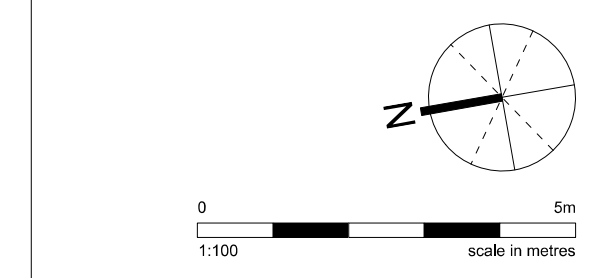


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Unit Count & Area
12 units / floor
934.9m² / floor
10,063 ft² / floor

1 Level 6
Scale 1:100



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no	description	date
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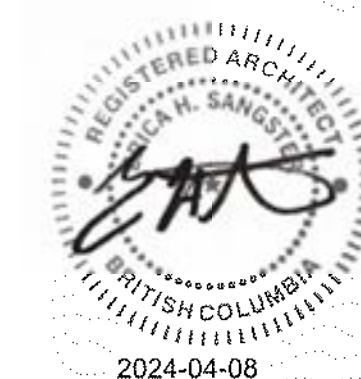
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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

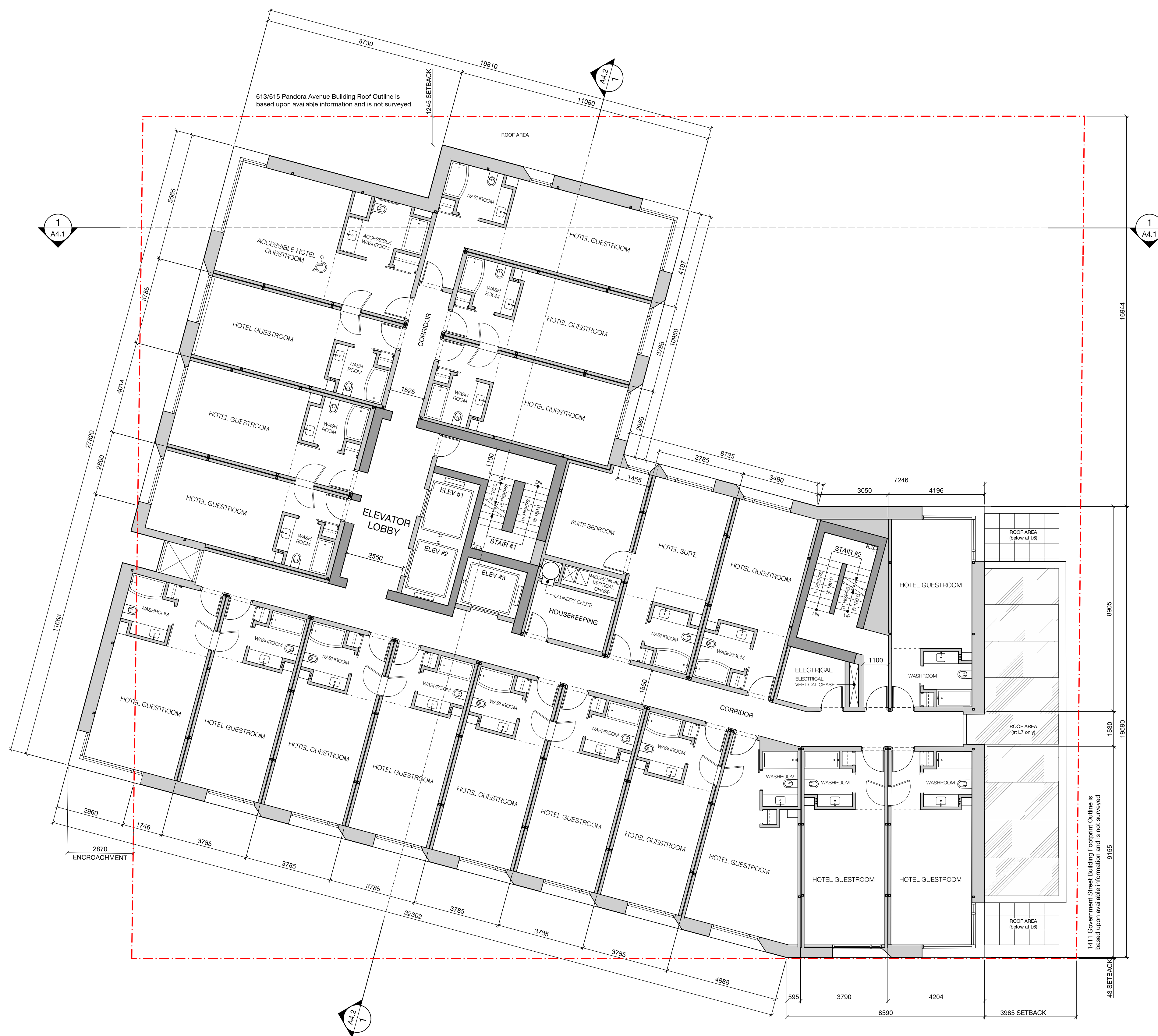
sheet title
Floor Plan - Level 6

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
	A2.9

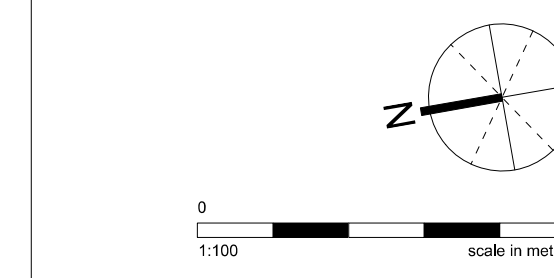


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Unit Count & Area
20 units / floor
933.9 m² / floor
10,052 ft² / floor

1 Level 7 - Level 12
Scale 1:100



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

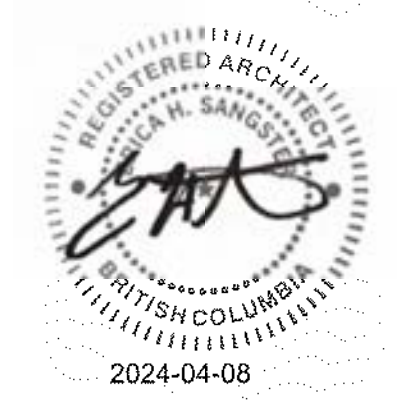
rev no	description	date
1	Copyright reserved, these drawings and designs are and at all times remain the property of d'ambrosio architecture to be used for the project shown and may not be reproduced without written consent.	

project name
Plaza Hotel
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Victoria, BC

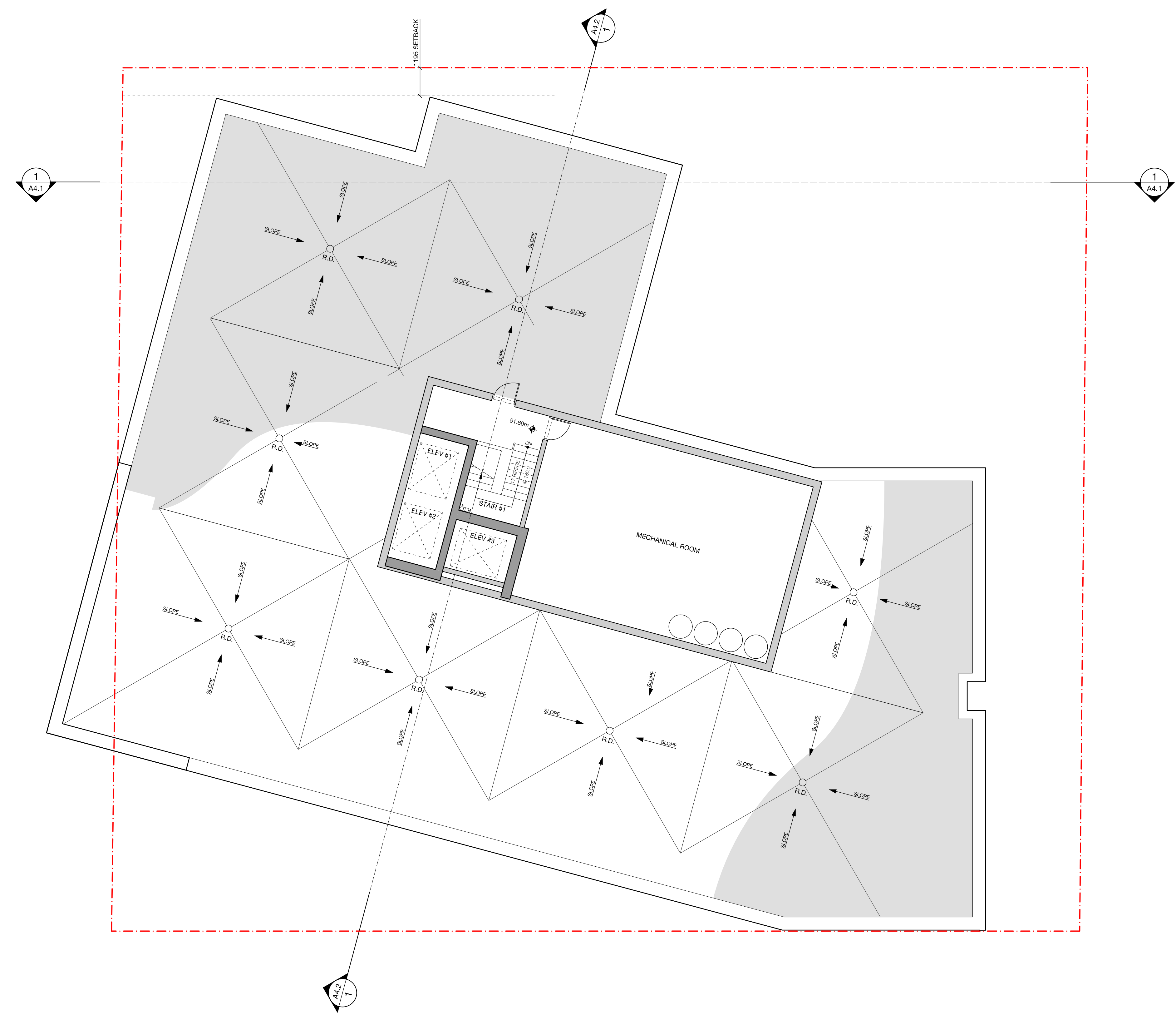
sheet title
**Floor Plan -
Level 7 - Level 12**

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
-	A2.10

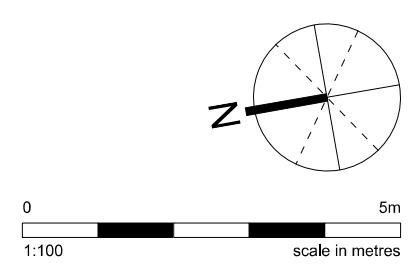


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Area
Penthouse G.F.A. Excluded
0.00 m²
0 ft²

1 Penthouse and Roof Plan
Scale 1:100



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

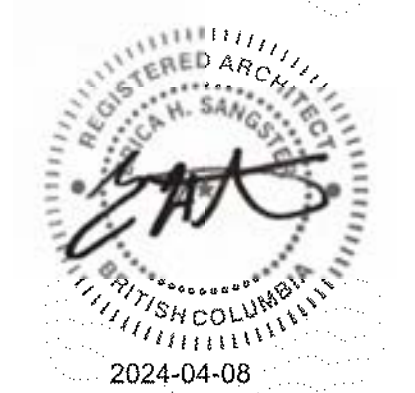
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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

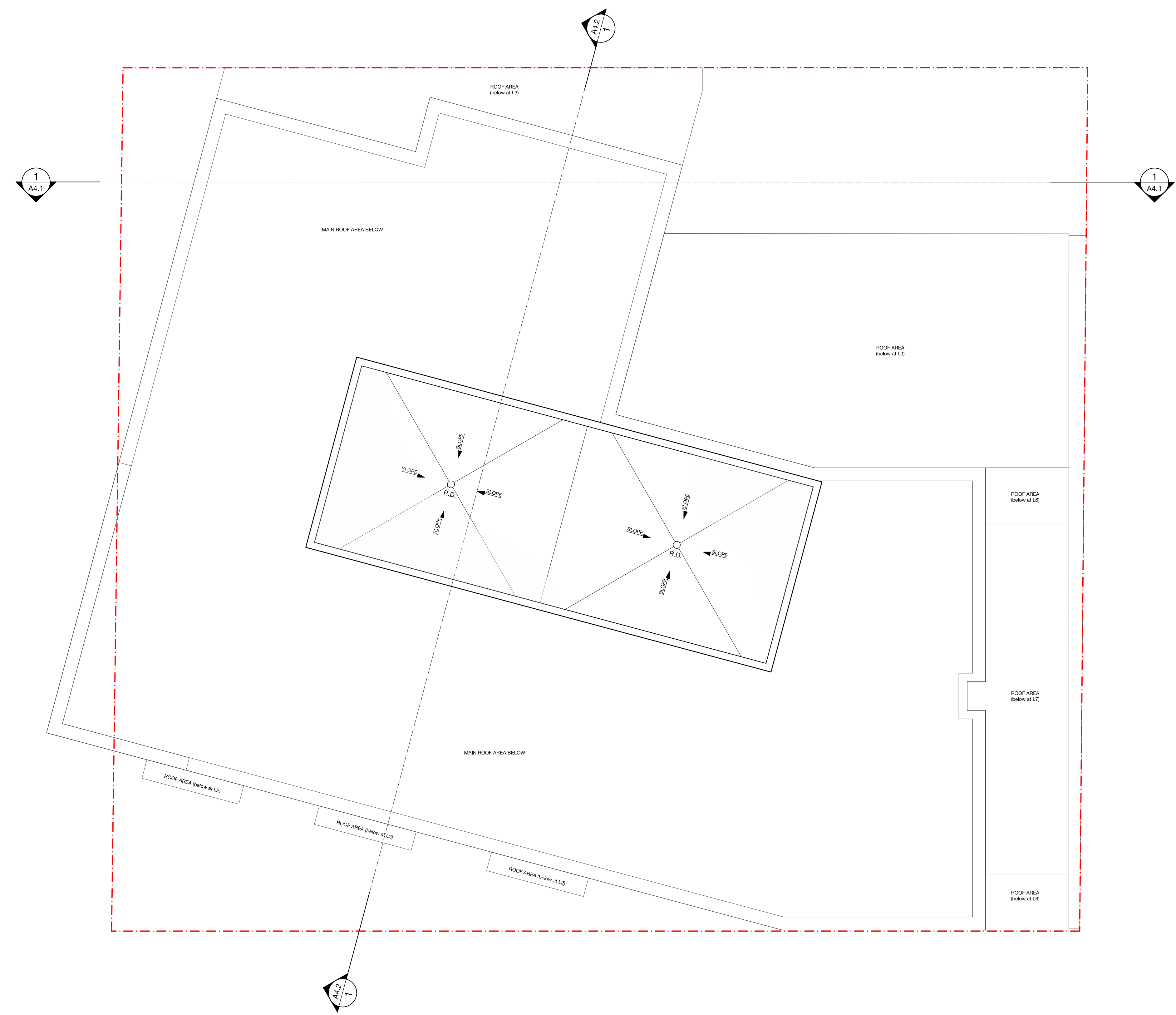
sheet title
Penthouse and Roof Plan

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
-	A2.11

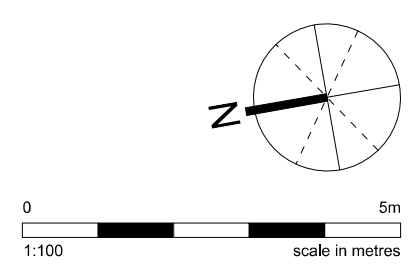


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Area
Penthouse G.F.A. Excluded
0.00 m²
0 ft²

1 Penthouse and Roof Plan
Scale 1:100



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no description date
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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Roof Plan

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
-	A2.12



2024-04-08

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Elevation Materials Key:

1. Clear Glazing in Aluminum Frames
Classic Copper Paint Finish
2. Prefinished Metal Panel / Flushing
Pewter Finish
3. Cementitious Panel - Plank Format
Warm Light Grey
4. Painted Metal Pergolas & Canopies
Charcoal
5. Cementitious Panel
Warm Light Grey
6. Clear Glazing in Aluminum Frames
Clear Anodized



West Elevation (Government St)
Scale 1:100

1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no	description	date
1	Development Tracker	2024/01/29

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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Building Elevations

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
-	A3.1



2024-04-08

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Elevation Materials Key:

1. Clear Glazing in Aluminum Frames
Classic Copper Paint Finish
2. Prefinished Metal Panel / Flushing
Pewter Finish
3. Cementitious Panel - Plank Format
Warm Light Grey
4. Painted Metal Pergolas & Canopies
Charcoal
5. Cementitious Panel
Warm Light Grey
6. Clear Glazing in Aluminum Frames
Clear Anodized



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no	description	date
-	-	-

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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Building Elevations

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
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A3.2

North Elevation (Pandora Ave.)
Scale 1:100



2024-04-08

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Elevation Materials Key:

1. Clear Glazing in Aluminum Frames Classic Copper Paint Finish
2. Prefinished Metal Panel / Flushing Pewter Finish
3. Cementitious Panel - Plank Format Warm Light Grey
4. Painted Metal Pergolas & Canopies Charcoal
5. Cementitious Panel Warm Light Grey
6. Clear Glazing in Aluminum Frames Clear Anodized



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no	description	date
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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Building Elevations

project no. 20-36

drawing file -

date issued April 5, 2024

scale 1:100

drawn by JA/UB

checked by ES

revision no. sheet no.

A3.3



East Elevation
Scale 1:100



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Elevation Materials Key:

1. Clear Glazing in Aluminum Frames
Classic Copper Paint Finish
2. Prefinished Metal Panel / Flushing
Pewter Finish
3. Cementitious Panel - Plank Format
Warm Light Grey
4. Painted Metal Pergolas & Canopies
Charcoal
5. Cementitious Panel
Warm Light Grey
6. Clear Glazing in Aluminum Frames
Clear Anodized



○ South Elevation
Scale 1:100

1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no	description	date

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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Building Elevations

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES

revision no.	sheet no.
-	A3.4



2024-04-08

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Elevation Materials Key:

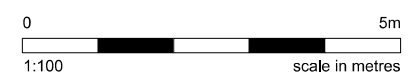
1. Clear Glazing in Aluminum Frames
Classic Copper Paint Finish
2. Prefinished Metal Panel / Flushing
Pewter Finish
3. Cementitious Panel - Plank Format
Warm Light Grey
4. Painted Metal Pergolas & Canopies
Charcoal
5. Cementitious Panel
Warm Light Grey
6. Clear Glazing in Aluminum Frames
Clear Anodized



Context Elevation - Government Street
Scale 1:250



Context Elevation - Pandora Avenue
Scale 1:250



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

rev no	description	date

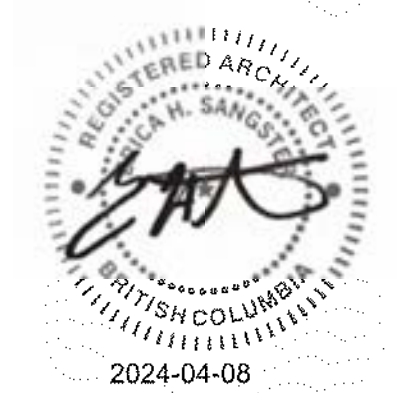
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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Context Elevations

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES

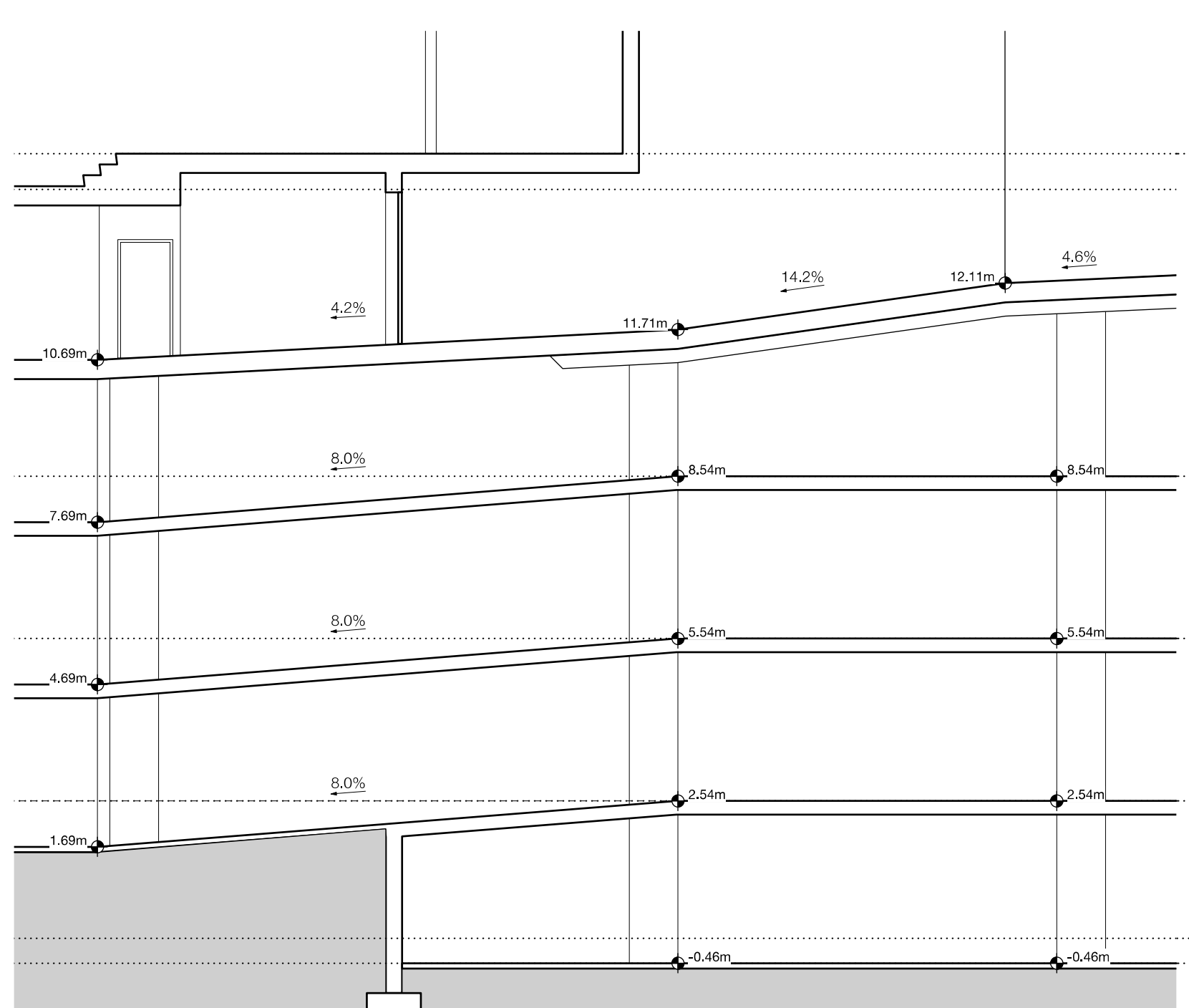
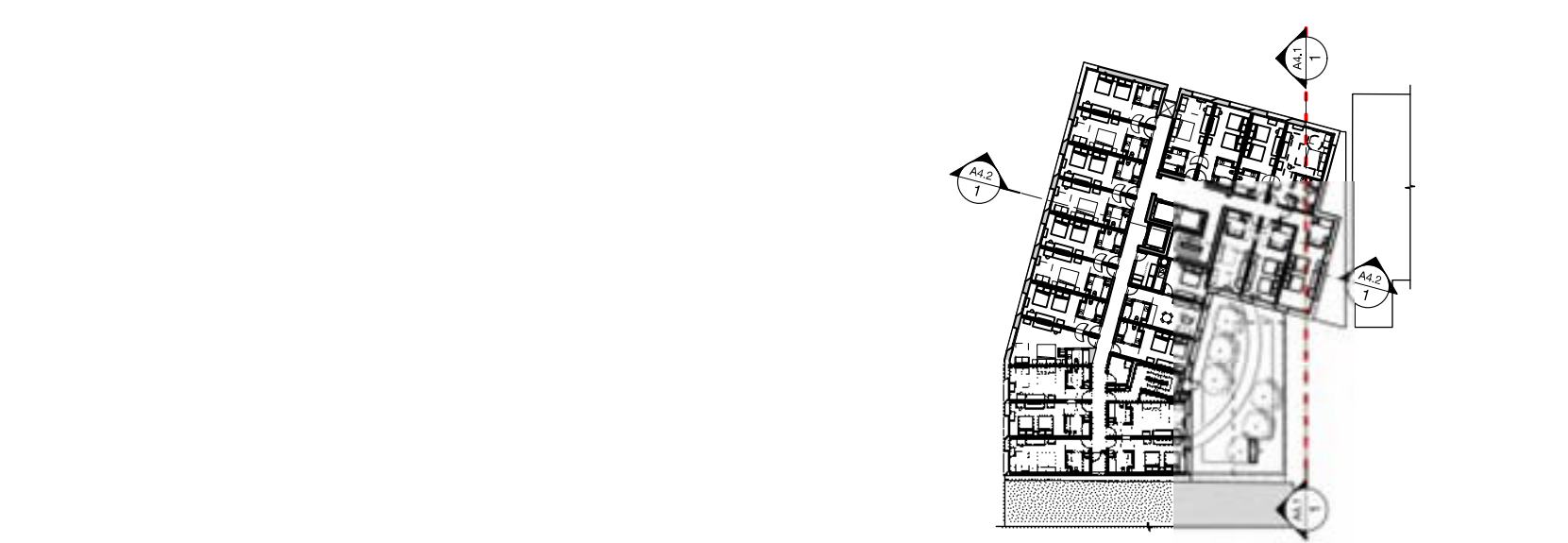
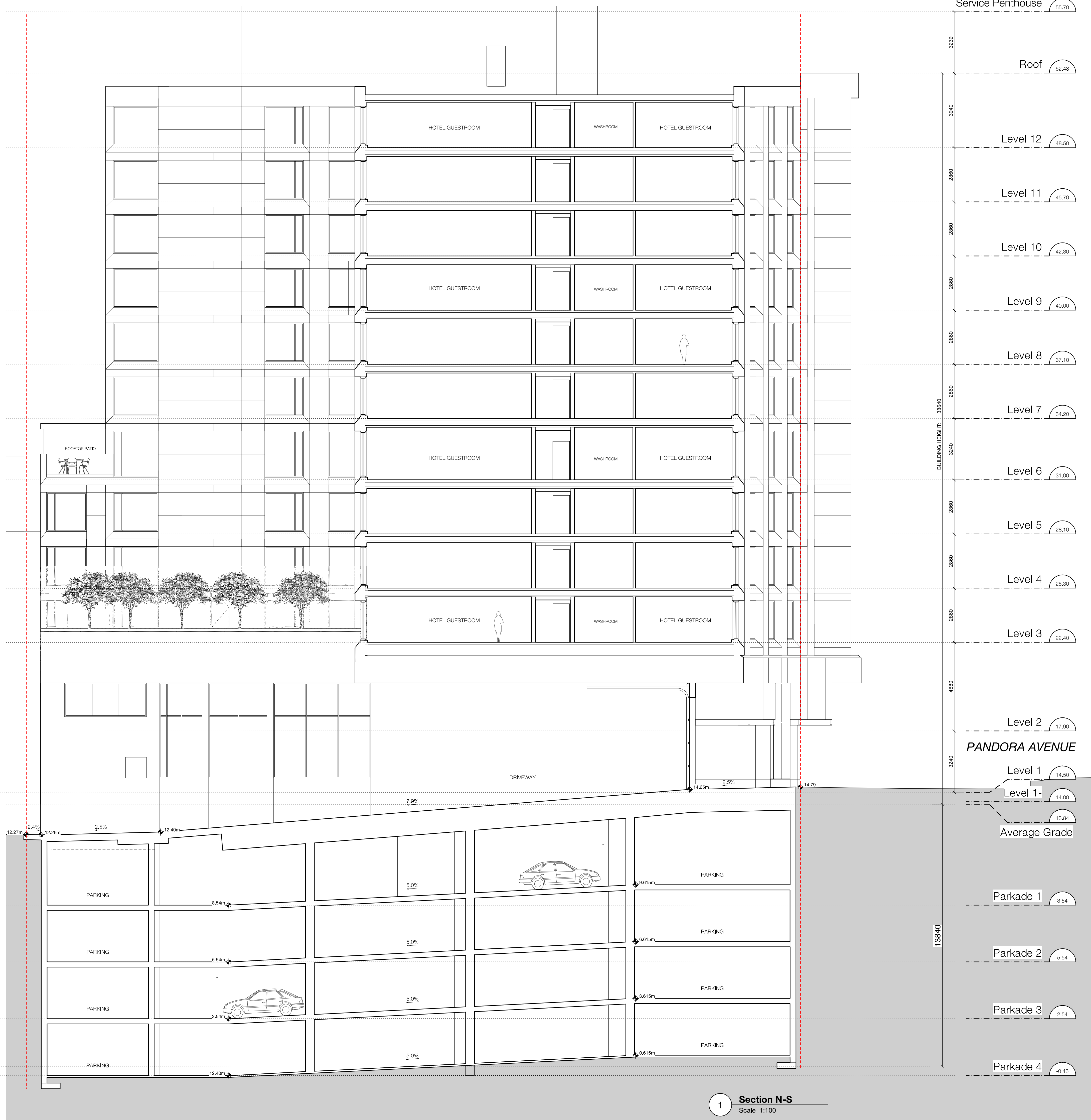
revision no.	sheet no.
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Elevation Materials Key:

1. Clear Glazing in Aluminum Frames
Classic Copper Paint Finish
2. Prefinished Metal Panel / Flushing
Pewter Finish
3. Cementitious Panel - Plank Format
Warm Light Grey
4. Painted Metal Pergolas & Canopies
Charcoal
5. Cementitious Panel
Warm Light Grey
6. Clear Glazing in Aluminum Frames
Clear Anodized



2 Partial Section E-W Internal Ramp System
Scale 1:100

1 Section N-S
Scale 1:100



rev no	description	date
1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29

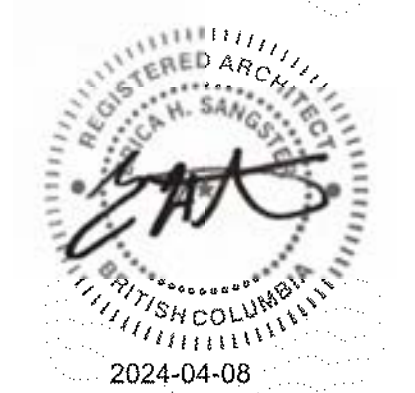
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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

sheet title
Building Section N-S

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES
revision no.	sheet no.

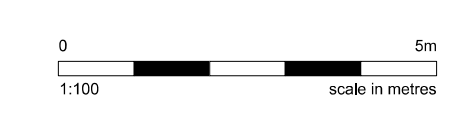
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Elevation Materials Key:

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Charcoal
5. Cementitious Panel
Warm Light Grey
6. Clear Glazing in Aluminum Frames
Clear Anodized



1	Rezoning / DP	2024/04/05
-	Development Tracker	2024/01/29
rev no	description	date

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project name
Plaza Hotel
603 Pandora Avenue
Victoria, BC

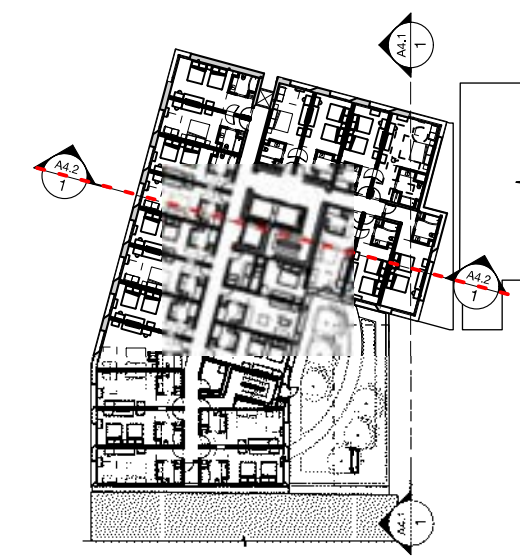
sheet title
Building Section N-S

project no.	20-36
drawing file	-
date issued	April 5, 2024
scale	1:100
drawn by	JA/JB
checked by	ES
revision no.	sheet no.

A4.2



Section E-W
Scale 1:100



GOVERNMENT STREET

HAMPTON INN - PANDORA AND GOVERNMENT

Victoria, BC

Issued for Rezoning / Development Permit - March 7th, 2024

LANDSCAPE DRAWING LIST

L0.00 - Cover Sheet
L0.01 - Tree Survey
L0.02 - Tree Management Plan

Concept Plan
L1.01 - Concept Plan L1
L1.02 - Concept Plan L3

Landscape Plan
L1.11 - Landscape Plan
L1.12 - Landscape Plan

Planting Plan
L1.41 - Planting Plan
L1.42 - Planting Plan

Site Perspectives
L2.01 - Site Perspectives

Details
L4.11 - Paving
L4.21 - Site Furnishings
L4.41 - Planting
L4.42 - Planting

2	Issued for Rezoning	Mar. 7th/24
1	Issued for CALUC	Jan. 29th/24

No.	Description	Date
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Plaza Hotel

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Cover Sheet

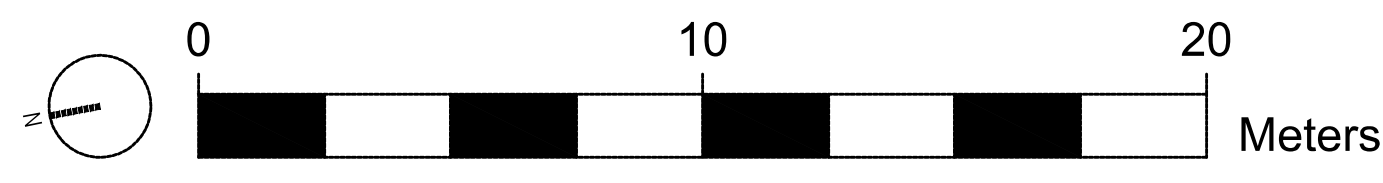
Date	Aug. 03/22	Drawing Number
Project No.	2215	
Scale	1:100	L0.00
Drawn/Checked	kk JF	

TREE SURVEY LEGEND

- | QTY. | DESCRIPTION |
|------|--------------------------|
| 10 | EXISTING TREES |
| | CRITICAL ROOT ZONE (CRZ) |

- NOTES**
1. THE TREE SURVEY PLAN REFERENCES THE SURVEY PREPARED BY POLARIS LAND SURVEYING ON 01/27/2020.
 2. NO STORAGE OF BUILDING / CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
 3. ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
 4. PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH. REFER TO TREE PROTECTION SPECIFICATIONS.
 5. WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE.
 6. REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH AN ARBORIST REPORT.

NOTES
FOR TREE INVENTORY AND RELATED NOTES REFER TO L0.02.



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No.	Description	Date

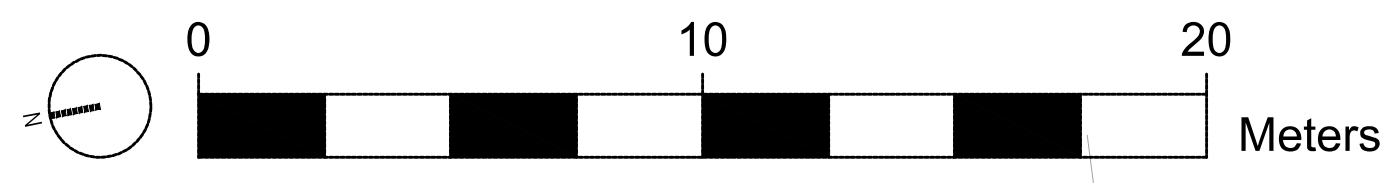


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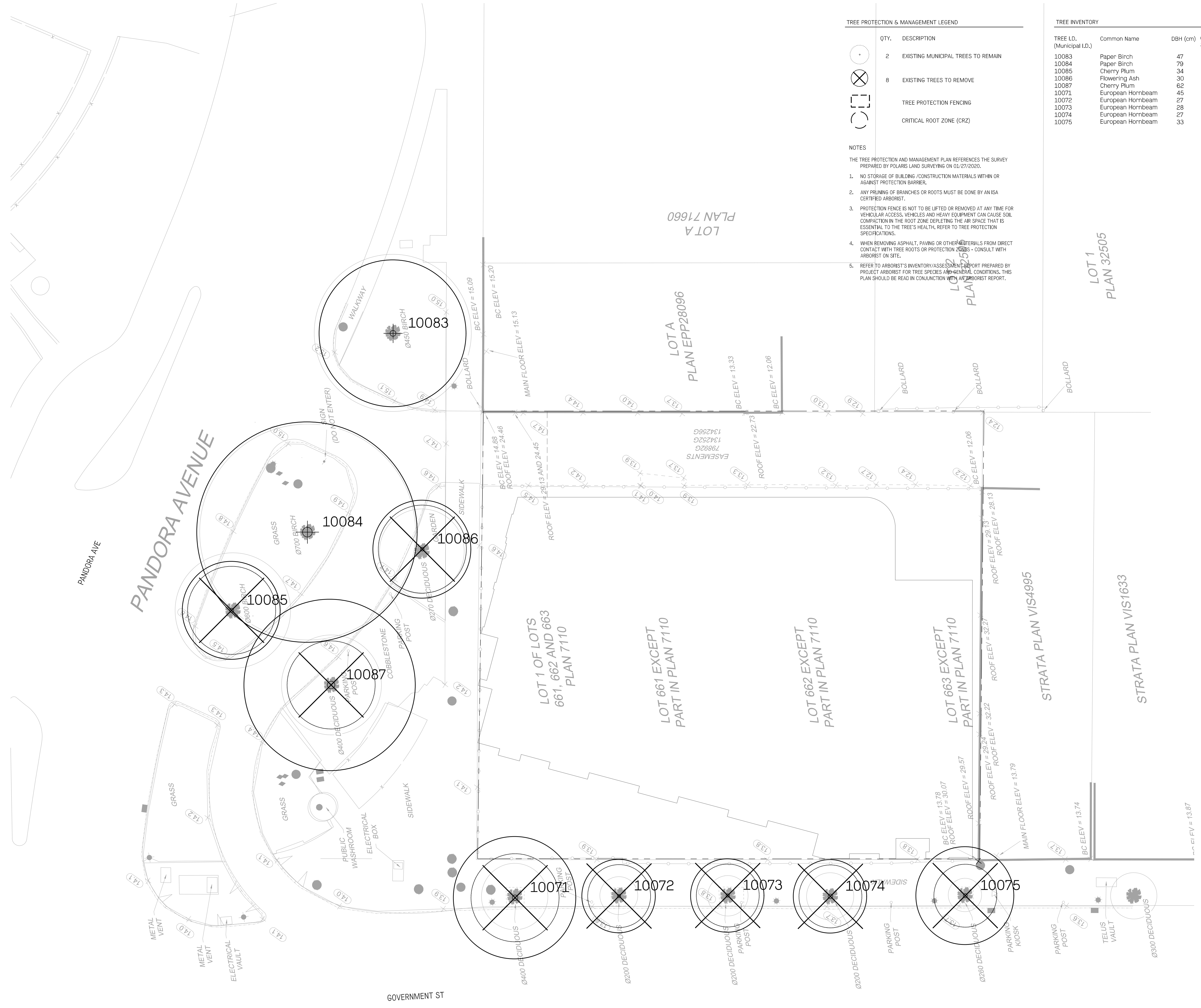
Plaza Hotel
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Victoria, BC

Tree Survey

Date	Aug. 03/22	Drawing Number	
Project No.	2215		
Scale	1:100		L0.01
Drawn/Checked	kk JF		



GOVERNMENT STREET



TREE PROTECTION & MANAGEMENT LEGEND

QTY.	DESCRIPTION
2	EXISTING MUNICIPAL TREES TO REMAIN
8	EXISTING TREES TO REMOVE
	TREE PROTECTION FENCING
	CRITICAL ROOT ZONE (CRZ)

NOTES

THE TREE PROTECTION AND MANAGEMENT PLAN REFERENCES THE SURVEY PREPARED BY POLARIS LAND SURVEYING ON 02/27/2020.

- NO STORAGE OF BUILDING /CONSTRUCTION MATERIALS WITHIN OR AGAINST PROTECTION BARRIER.
- ANY PRUNING OF BRANCHES OR ROOTS MUST BE DONE BY AN ISA CERTIFIED ARBORIST.
- PROTECTION FENCE IS NOT TO BE LIFTED OR REMOVED AT ANY TIME FOR VEHICULAR ACCESS. VEHICLES AND HEAVY EQUIPMENT CAN CAUSE SOIL COMPACTION IN THE ROOT ZONE DEPLETING THE AIR SPACE THAT IS ESSENTIAL TO THE TREE'S HEALTH. REFER TO TREE PROTECTION SPECIFICATIONS.
- WHEN REMOVING ASPHALT, PAVING OR OTHER MATERIALS FROM DIRECT CONTACT WITH TREE ROOTS OR PROTECTION ZONES - CONSULT WITH ARBORIST ON SITE.
- REFER TO ARBORIST'S INVENTORY/ASSESSMENT REPORT PREPARED BY PROJECT ARBORIST FOR TREE SPECIES AND GENERAL CONDITIONS. THIS PLAN SHOULD BE READ IN CONJUNCTION WITH AN ARBORIST REPORT.

TREE INVENTORY

TREE I.D. (Municipal I.D.)	Common Name	DBH (cm)	Crown (m) Spread	CRZ (m)	Structure	Health	Bylaw Status	Recommended Action
10083	Paper Birch	47	15	6	Good	Fair	Municipal	Protect and Retain
10084	Paper Birch	79	18	9	Good	Fair	Municipal	Protect and Retain
10085	Cherry Plum	34	9	4	Fair	Fair	Municipal	Remove
10086	Flowering Ash	30	7	4	Good	Good	Municipal	Remove
10087	Cherry Plum	62	7	7	Fair	Poor	Municipal	Remove
10071	European Hornbeam	45	7	5	Good	Good	Municipal	Remove
10072	European Hornbeam	27	5	3	Good	Good	Municipal	Remove
10073	European Hornbeam	28	5	3	Good	Good	Municipal	Remove
10074	European Hornbeam	27	5	3	Good	Good	Municipal	Remove
10075	European Hornbeam	33	5	4	Good	Good	Municipal	Remove

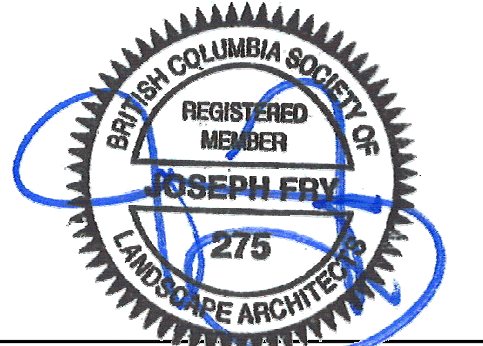
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Landscape Architecture
Urban Design

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hapa@hapa.com
403 - 375 West Fifth Avenue
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Plaza Hotel
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Tree Management Plan

Date	Aug. 03/22	Drawing Number	
Project No.	2215		
Scale	1:100		L0.02
Drawn/Checked	kk JF		



PANDORA AVE

INNER PLAZA DEFINED BY PERIMETER CIRCULAR BENCHES AND SPECIAL PAVING INTERIOR

PLANTED AREA WITH TREES AND SITTABLE GRANITE OUTCROP EDGES

GRANITE OUTCROP MISTING FEATURE

PLANTED AREAS WITH LOW PLANTING AND TREES TO PRESERVE SIGHTLINES THROUGH AT EYE LEVEL

REPLACEMENT STREET TREES IN PLANTING ALONG GOVERNMENT

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Plaza Hotel
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**Concept Plan
Ground Level**



Date	Aug. 03/22	Drawing Number
Project No.	2215	L1.01
Scale	1:100	
Drawn/Checked	kk JF	



- MOUNDED SHADE-TOLERANT PLANTING
- (6) SMALL SHADE TOLERANT TREES FOR SCREENING
- DECORATIVE GRAVEL ARC AND BORDER

2	Issued for Rezoning	Mar. 7th/24
1	Issued for CALUC	Jan. 29th/24

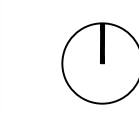
No.	Description	Date
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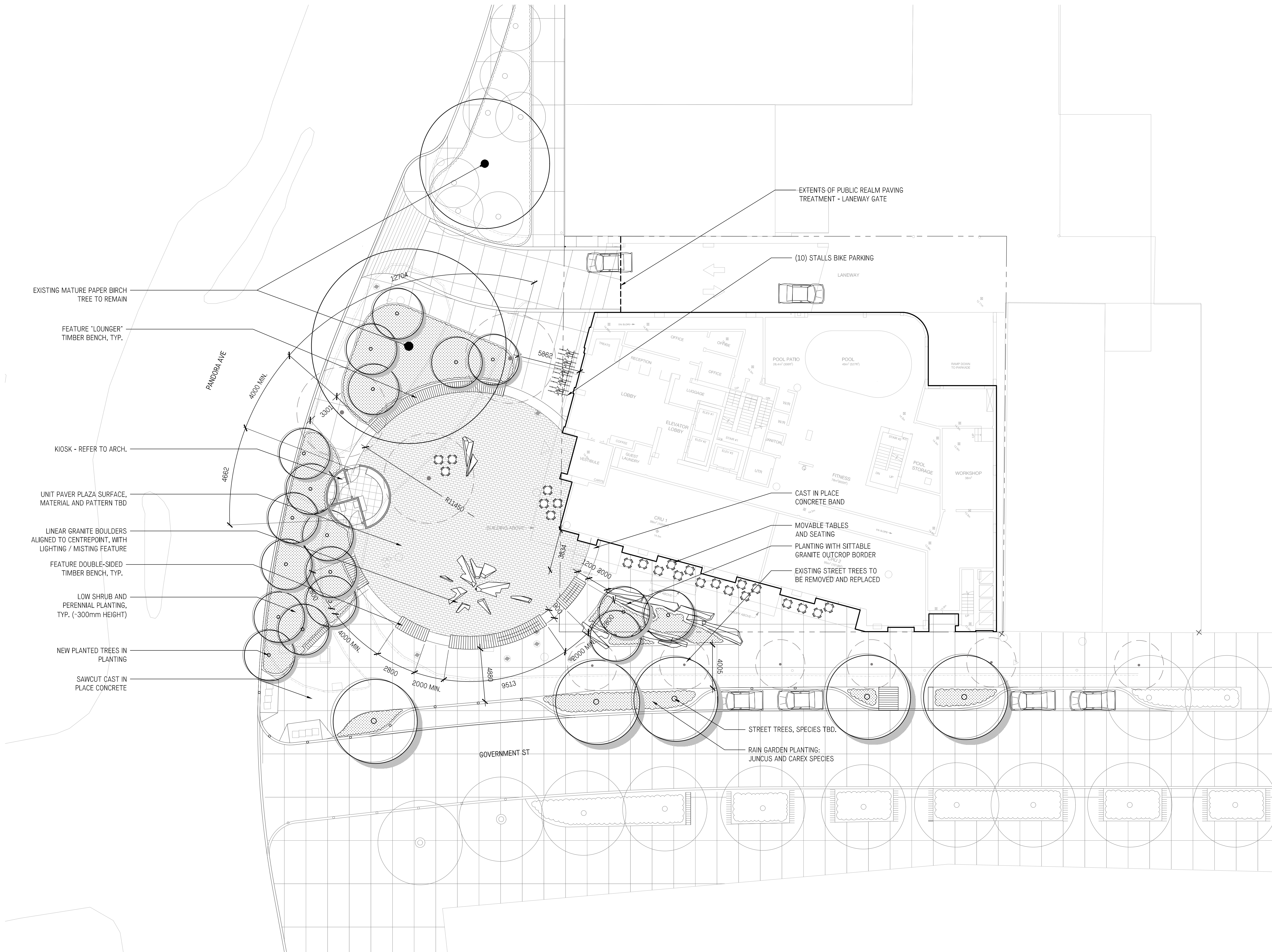
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**Concept Plan
 Level 3**



Date	Aug. 03/22	Drawing Number
Project No.	2215	L1.02
Scale	1:50	
Drawn/Checked	kk JF	



EXISTING MATURE PAPER BIRCH TREE TO REMAIN

FEATURE 'LOUNGER' TIMBER BENCH, TYP.

KIOSK - REFER TO ARCH.

UNIT PAVER PLAZA SURFACE, MATERIAL AND PATTERN TBD

LINEAR GRANITE BOULDERS ALIGNED TO CENTREPOINT, WITH LIGHTING / MISTING FEATURE

FEATURE DOUBLE-SIDED TIMBER BENCH, TYP.

LOW SHRUB AND PERENNIAL PLANTING, TYP. (~300mm HEIGHT)

NEW PLANTED TREES IN PLANTING

SAWCUT CAST IN PLACE CONCRETE

EXTENTS OF PUBLIC REALM PAVING TREATMENT - LANEWAY GATE

(10) STALLS BIKE PARKING

CAST IN PLACE CONCRETE BAND

MOVABLE TABLES AND SEATING

PLANTING WITH SITTABLE GRANITE OUTCROP BORDER

EXISTING STREET TREES TO BE REMOVED AND REPLACED

STREET TREES, SPECIES TBD.

RAIN GARDEN PLANTING: JUNCUS AND CAREX SPECIES

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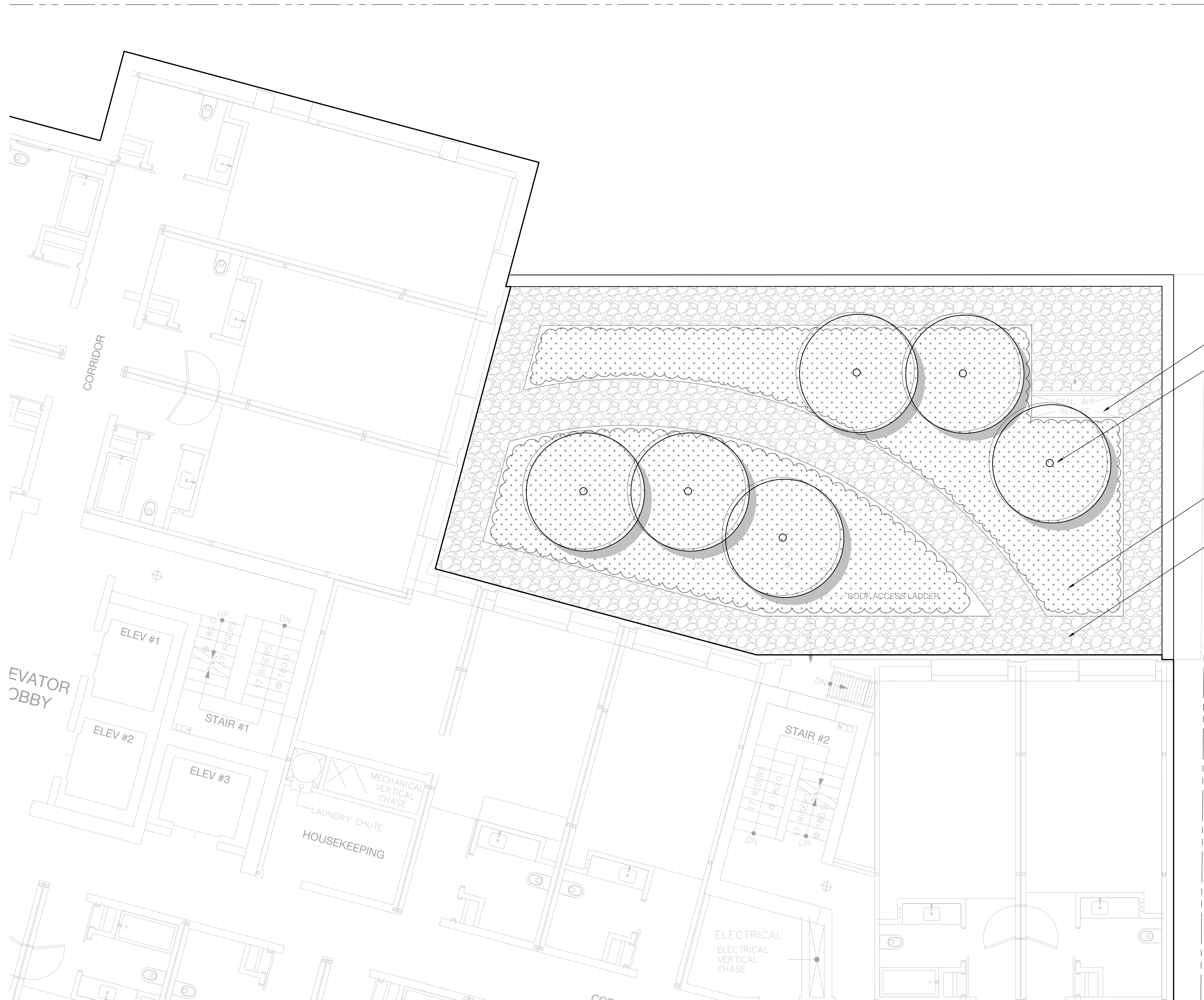
Plaza Hotel

603 Pandora Ave
Victoria, BC

Landscape Plan



Date	Aug. 03/22	Drawing Number
Project No.	2215	L1.11
Scale	1:150	
Drawn/Checked	kk JF	



AIR INTAKE UNIT, REFER TO MECH.
 TREES PLANTED ON BERMED MOUNDS TO PROVIDE SUFFICIENT SOIL VOLUME

SHADE-TOLERANT PLANTING

DECORATIVE GRAVEL BORDER AND ARC

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No.	Description	Date
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Landscape Plan



Date	Aug. 03/22	Drawing Number
Project No.	2215	L1.11
Scale	1:50	
Drawn/Checked	kk JF	

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	REMARKS
TREES							
	MA	8	Maackia amurensis / Amur Maackia	6cm cal.	As Shown	B&B, Well Branched, Dense Tree	
	NW	5	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	6cm cal.	As Shown	B&B, Well Branched, Dense Tree	
	PC	10	Pistacia chinensis / Chinese Pistache	6cm cal.	As Shown	B&B, Well Branched, Dense Tree	
SHRUB AREAS							
	52.9 m ²	BOULEVARD RAIN GARDEN					
Cb	183	Carex caryophylla 'Beatlemania' / Beatlemania Striped Mop Top Sedge	#1 Pot	30cm			
Io	123	Iris tenax / Oregon Iris	#2 Pot	30cm			
Je	306	Juncus effusus / Soft Rush	#2 Pot	30cm			
	213.7 m ²	PLAZA PLANTING					
Bm	247	Buxus microphylla 'Winter Gem' / Winter Gem Boxwood	#2 Pot	30cm			
Cb	494	Carex caryophylla 'Beatlemania' / Beatlemania Striped Mop Top Sedge	#1 Pot	30cm			
Hr	247	Helleborus orientalis 'Royal Heritage' / Royal Heritage Lenten Rose	#1 Pot	30cm			
Lm	247	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#2 Pot	30cm			
Nt	247	Nassella tenuissima / Mexican Feather Grass	#1 Pot	30cm			
Pm	110	Polystichum munitum / Western Sword Fern	#3 Pot	45cm			
Sh	494	Sarcococca hookeriana humilis / Trailing Sweetbox	#2 Pot	30cm			
Tr	110	Taxus baccata 'Repandens' / Spreading English Yew	#2 Pot	45cm			



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No.	Description	Date
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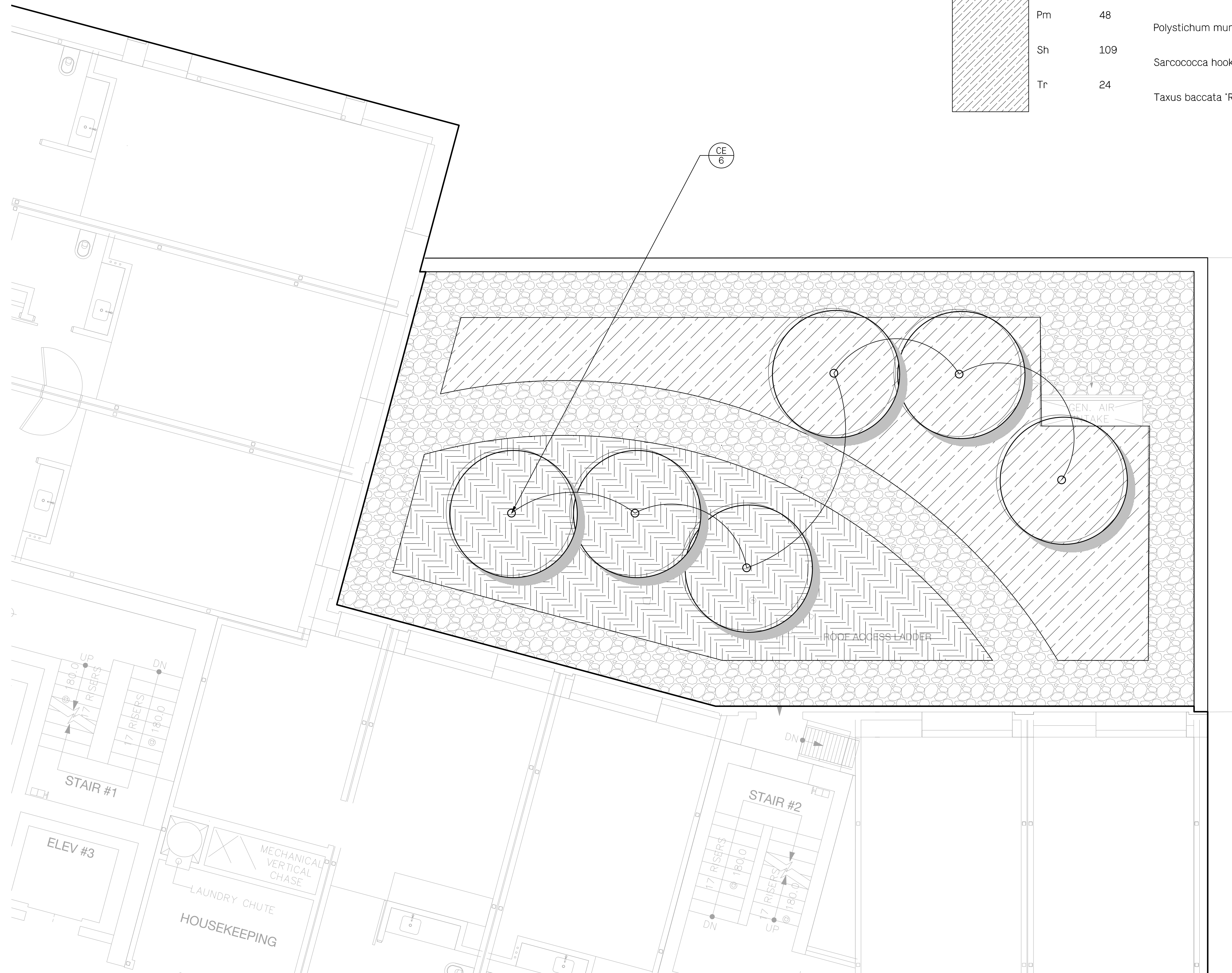
Plaza Hotel
 603 Pandora Ave
 Victoria, BC

Planting Plan

Date	Aug. 03/22	Drawing Number	
Project No.	2215	Scale	1:150
Drawn/Checked	kk JF		

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
	CE	6	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	6cm cal.	As Shown	B&B, Well Branched, Dense Tree
SHRUB AREAS						
	Cp	342	ROOFTOP PLANTING 1 Carex pensylvanica / Pennsylvania Sedge	#2 Pot		
	St	37	Spiraea betulifolia 'Tor Gold' / Glow Girl® Birchleaf Spirea	#2 Pot		
	Bm	109	ROOFTOP PLANTING 2 Buxus microphylla 'Winter Gem' / Winter Gem Boxwood	#2 Pot	30cm	
	Cb	109	Carex caryophylla 'Beatlemania' / Beatlemania Striped Mop Top Sedge	#1 Pot	30cm	
	Hr	55	Helleborus orientalis 'Royal Heritage' / Royal Heritage Lenten Rose	#1 Pot	30cm	
	Pm	48	Polystichum munitum / Western Sword Fern	#3 Pot	45cm	
	Sh	109	Sarcococca hookeriana humilis / Trailing Sweetbox	#2 Pot	30cm	
	Tr	24	Taxus baccata 'Repandens' / Spreading English Yew	#2 Pot	45cm	



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Landscape Plan

Date	Aug. 03/22	Drawing Number
Project No.	2215	
Scale	1:50	L1.11
Drawn/Checked	kk JF	



1
L2.01 View from Pandora and Government



2
L2.01 View North Along Building Face



3
L2.01 View into Plaza from Pandora and Government



4
L2.01 View of Plaza from Hotel Lobby

2	Issued for Rezoning	Mar. 7th/24
1	Issued for CALUC	Jan. 29th/24

No.	Description	Date
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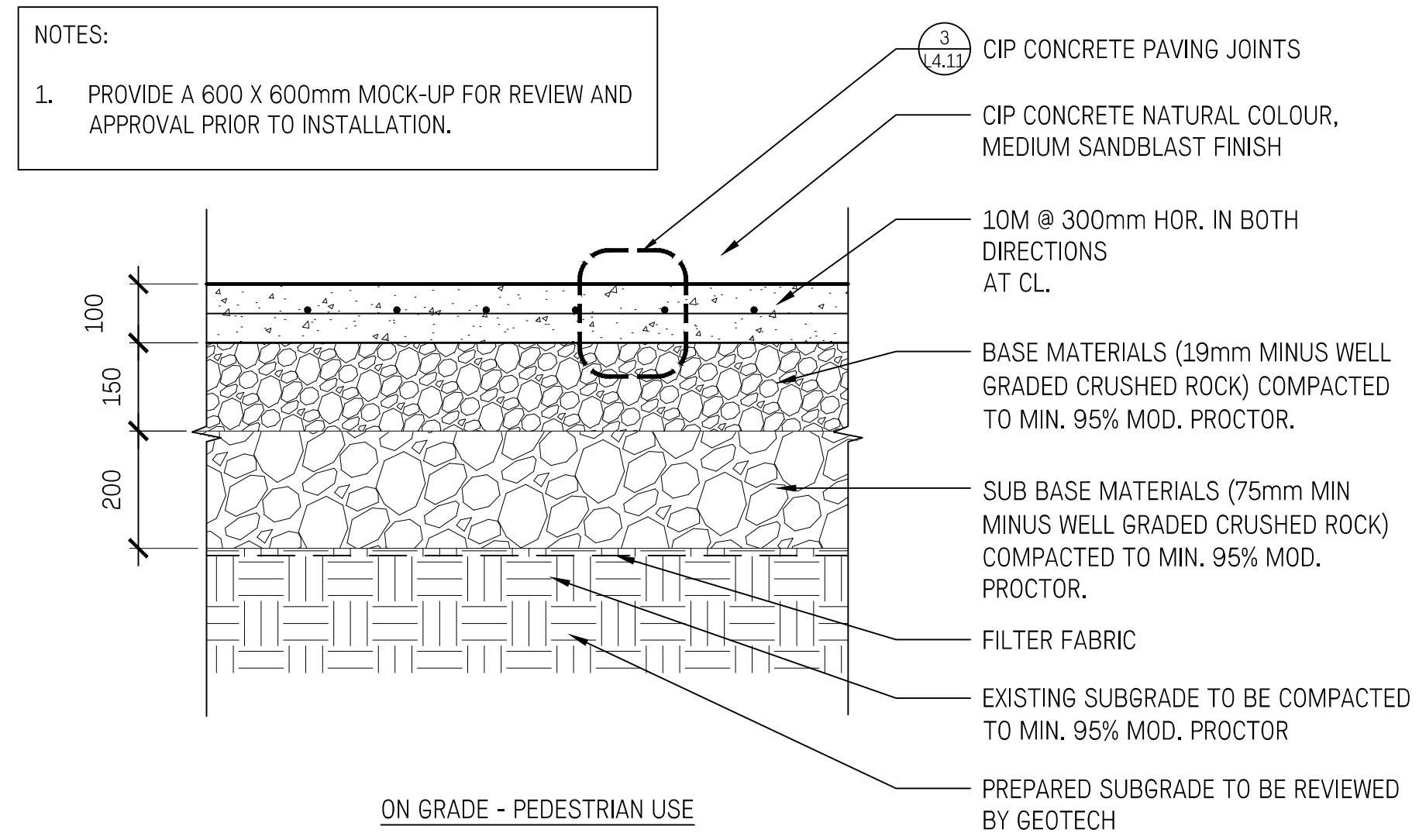


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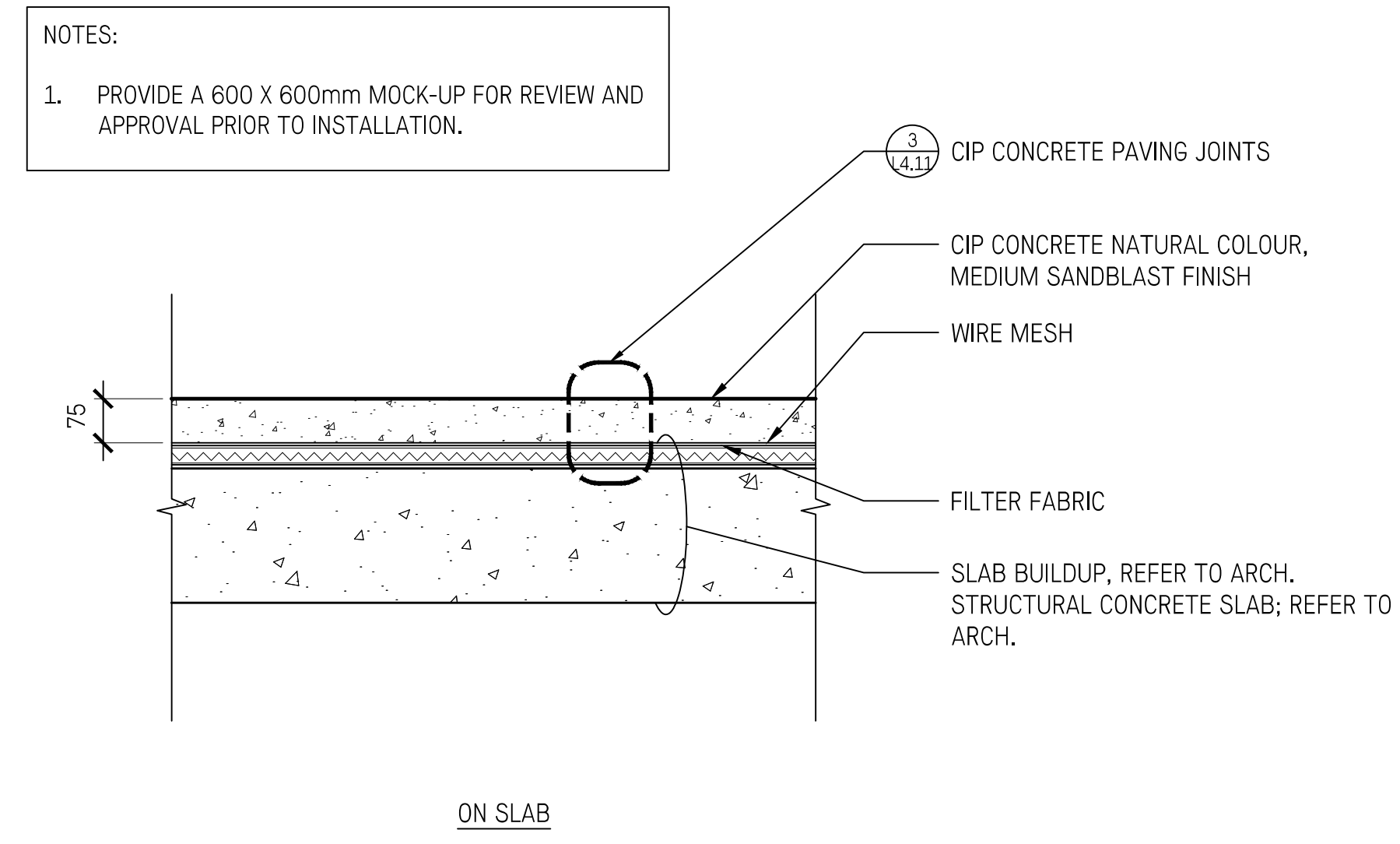
Plaza Hotel
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Site Perspectives

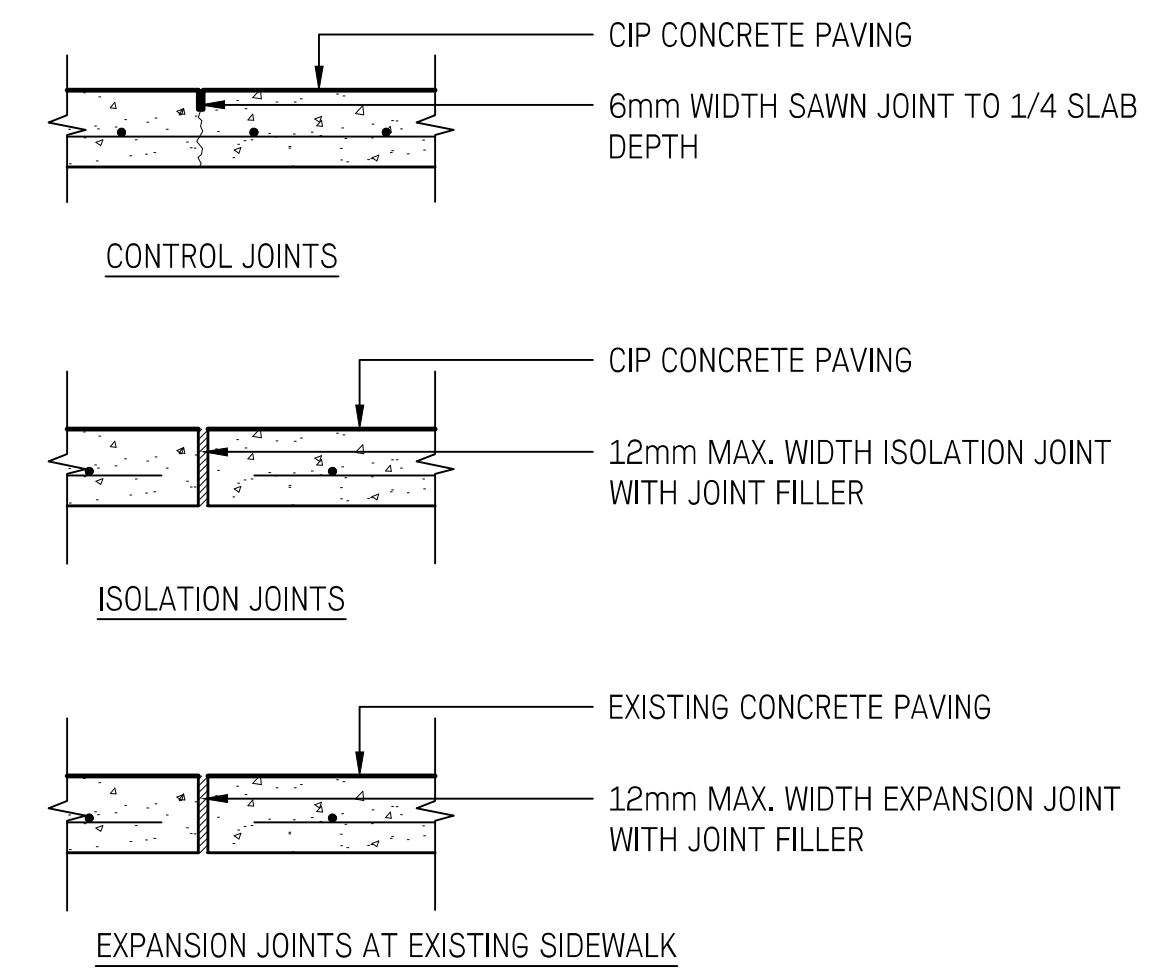
Date	Aug. 03/22	Drawing Number
Project No.	2215	L2.01
Scale	1:100	
Drawn/Checked	kk JF	



1 (L4.11) PAVING TYPE A - CIP CONCRETE ON GRADE
1:10

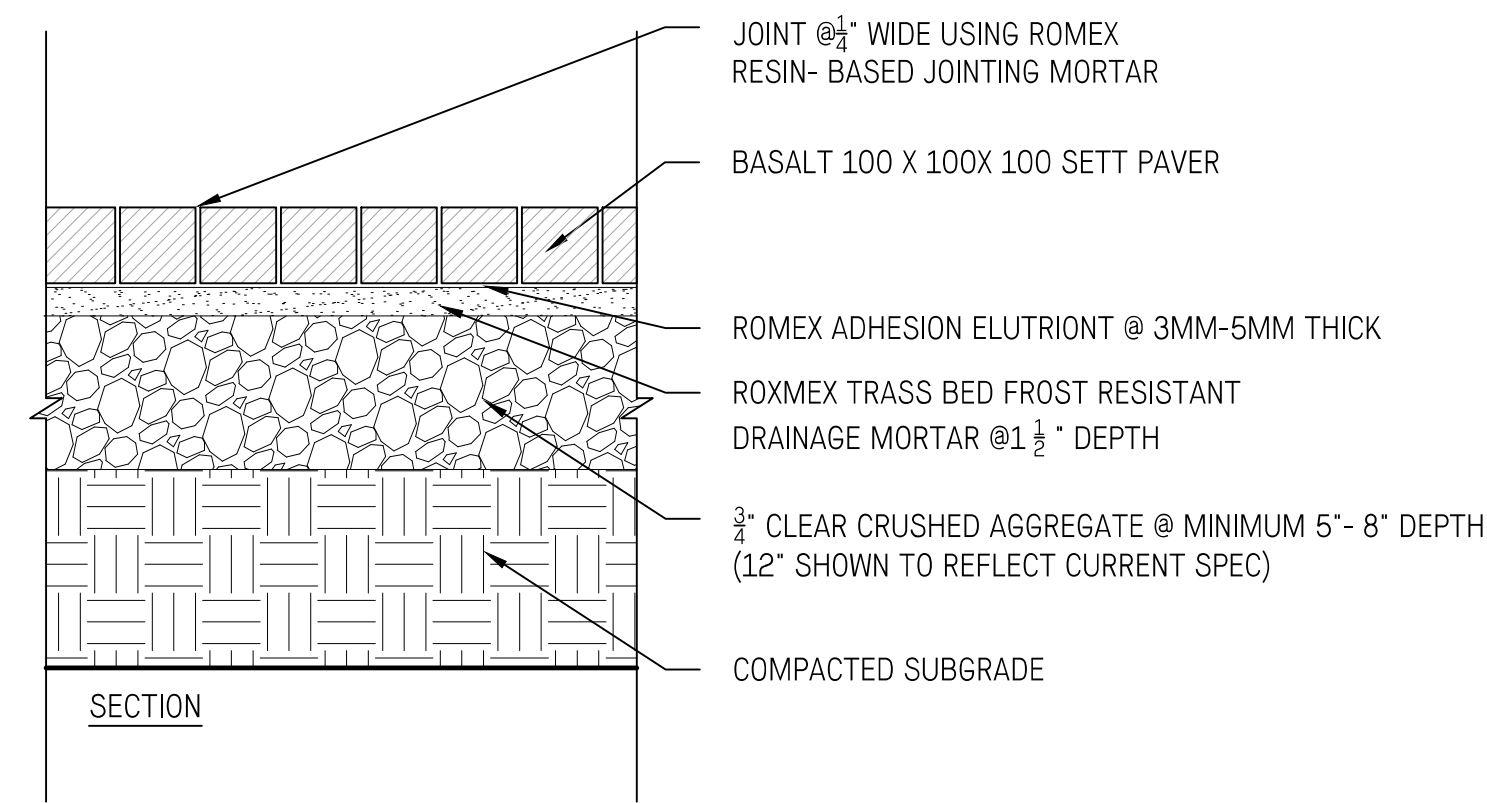


2 (L4.11) PAVING TYPE B - CIP CONCRETE ON SLAB
1:10



3 (L4.11) CIP CONCRETE PAVING JOINTS
1:10

- NOTES:
1. CONSTRUCT ALL CONTROL JOINTS AT CONSISTENT WIDTH;
 2. CUT JOINTS BEFORE RANDOM CRACKING OCCURS;
 3. C-2 SAWCUT CONTROL JOINTS WITHIN 18 HOURS OF FINISHING SLABS REFER TO LAYOUT PLAN.
 4. PROVIDE ISOLATION JOINTS: AS SHOWN ON PLAN; BETWEEN POURS; AT CHANGE IN MATERIALS; AT EDGES ABUTTING STRUCTURES AND OTHER FIXED ELEMENTS; AT MAX. 6.0m O.C.
 5. ENSURE CLEAN CUT EDGE OF EXISTING PAVING ALONG PROPERTY LINE.



4 (L4.11) PERMEABLE STONE PAVER
1:10

2	Issued for Rezoning	Mar. 7th/24
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No.	Description	Date
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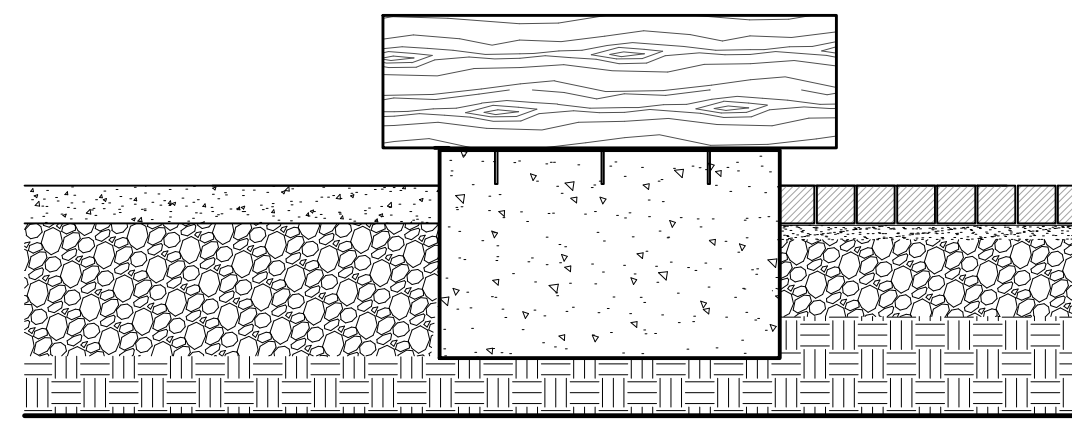
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Plaza Hotel

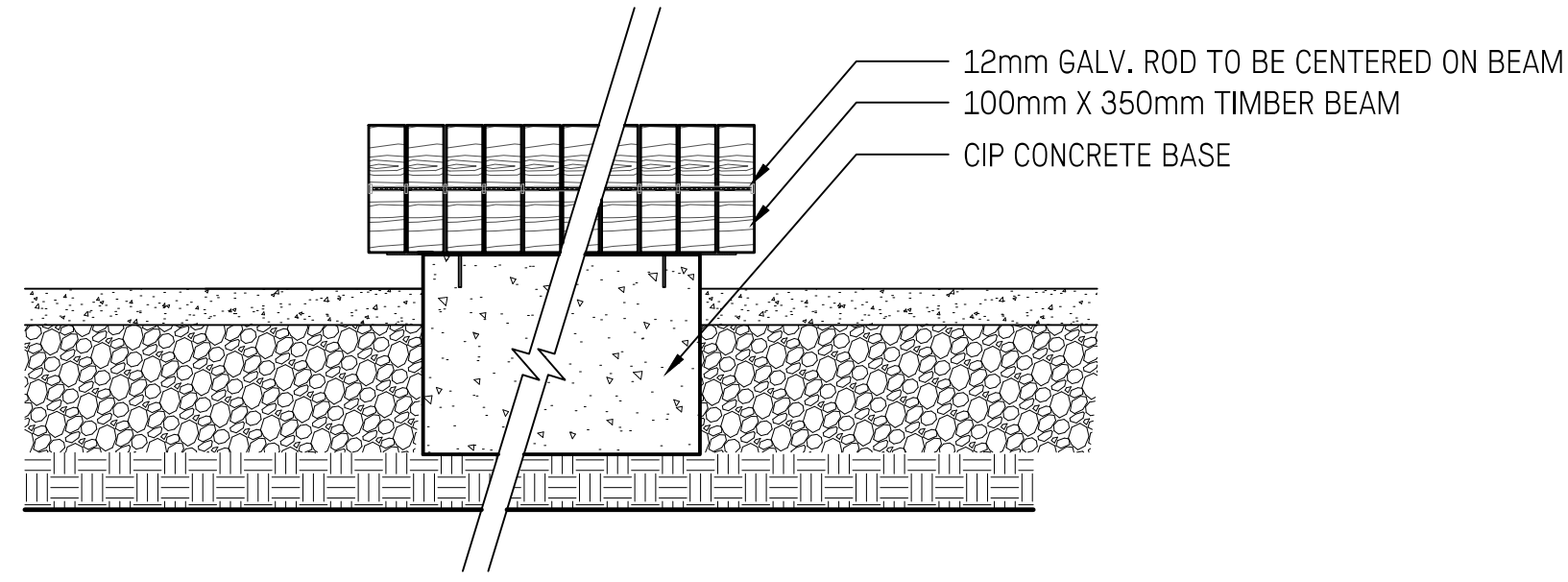
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**Landscape Details
Paving**

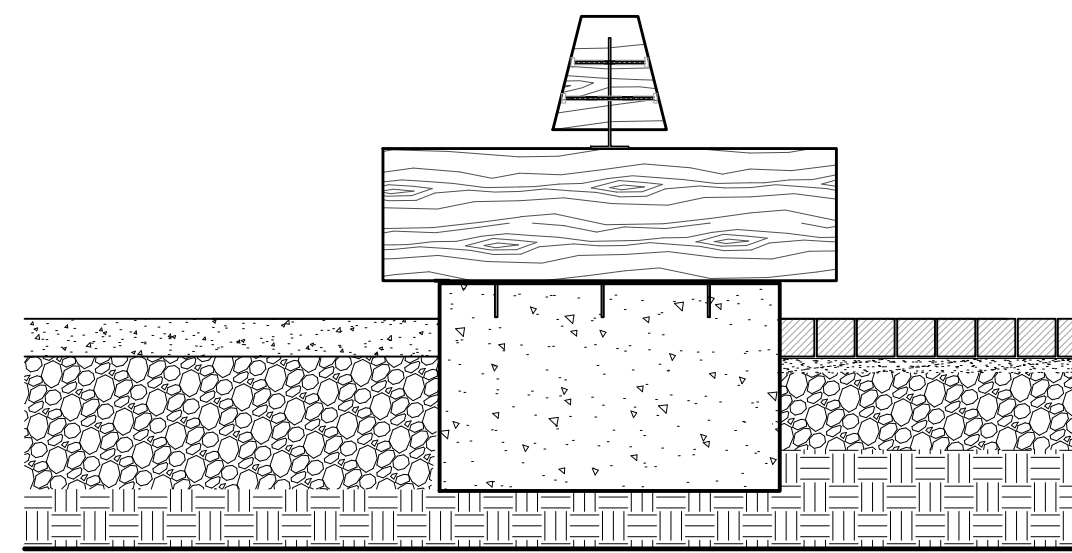
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Project No.	2215	
Scale	1:100	L4.11
Drawn/Checked	kk JF	



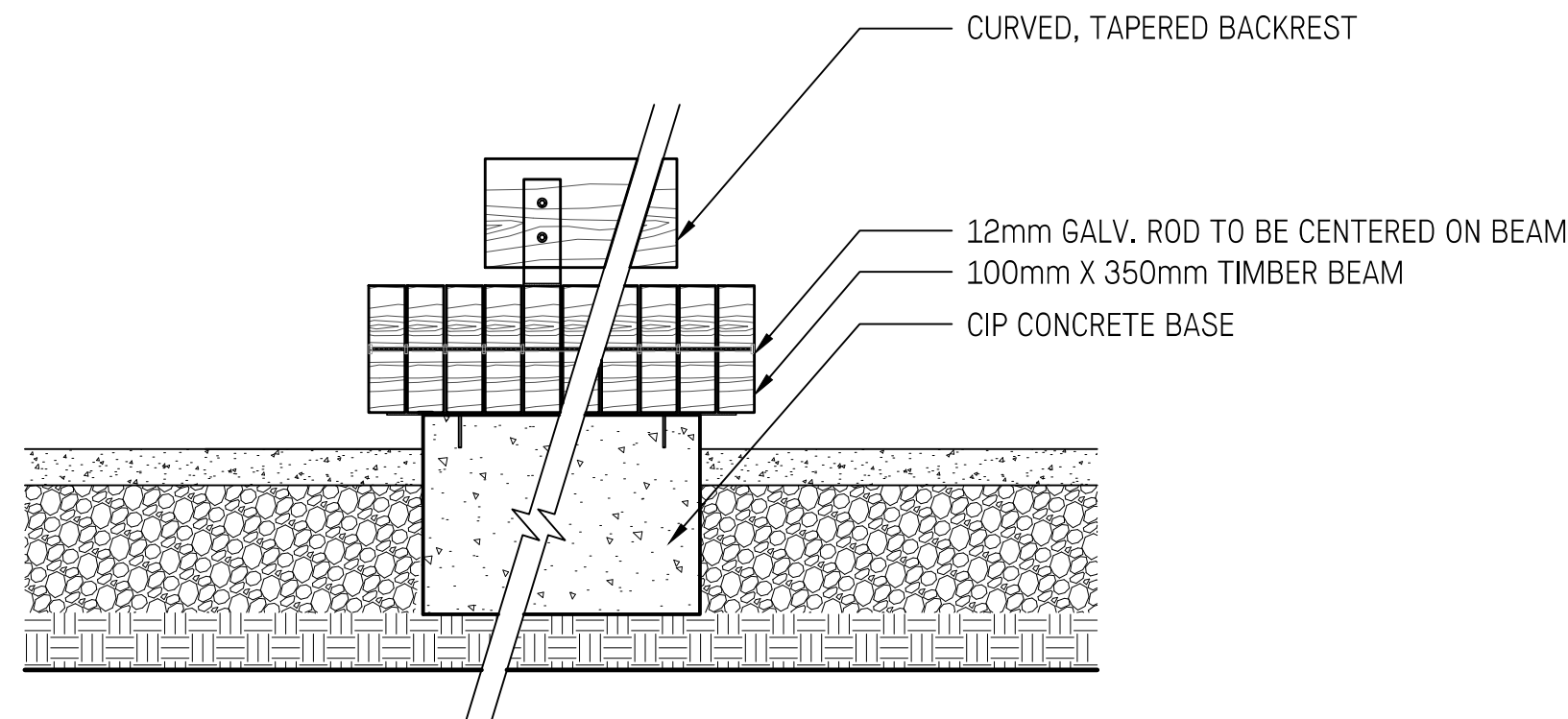
PLATFORM SECTION



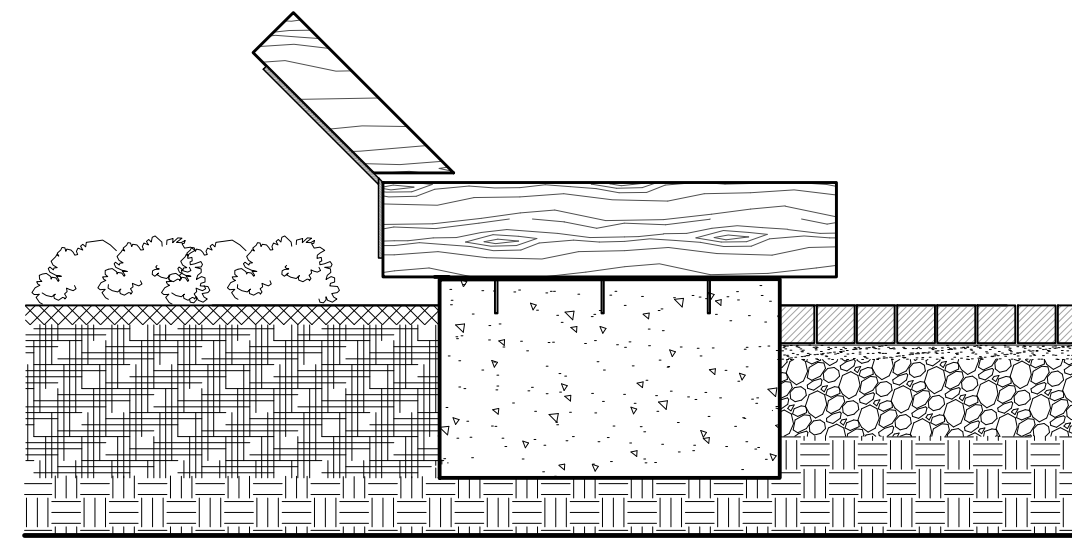
PLATFORM ELEVATION



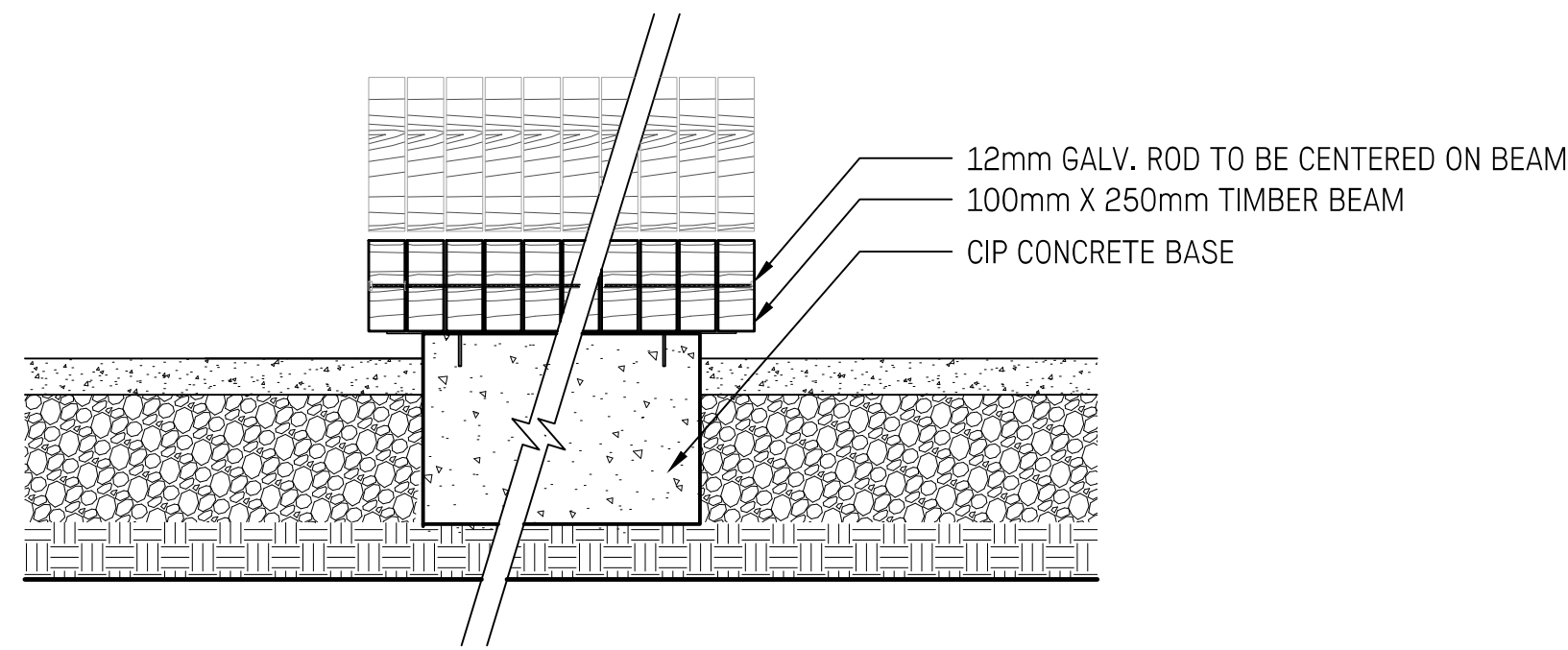
DOUBLE-SIDED SECTION



DOUBLE-SIDED ELEVATION



"LOUNGER" SECTION



"LOUNGER" ELEVATION

1 FEATURE WOOD BENCH
L4.21 1:20

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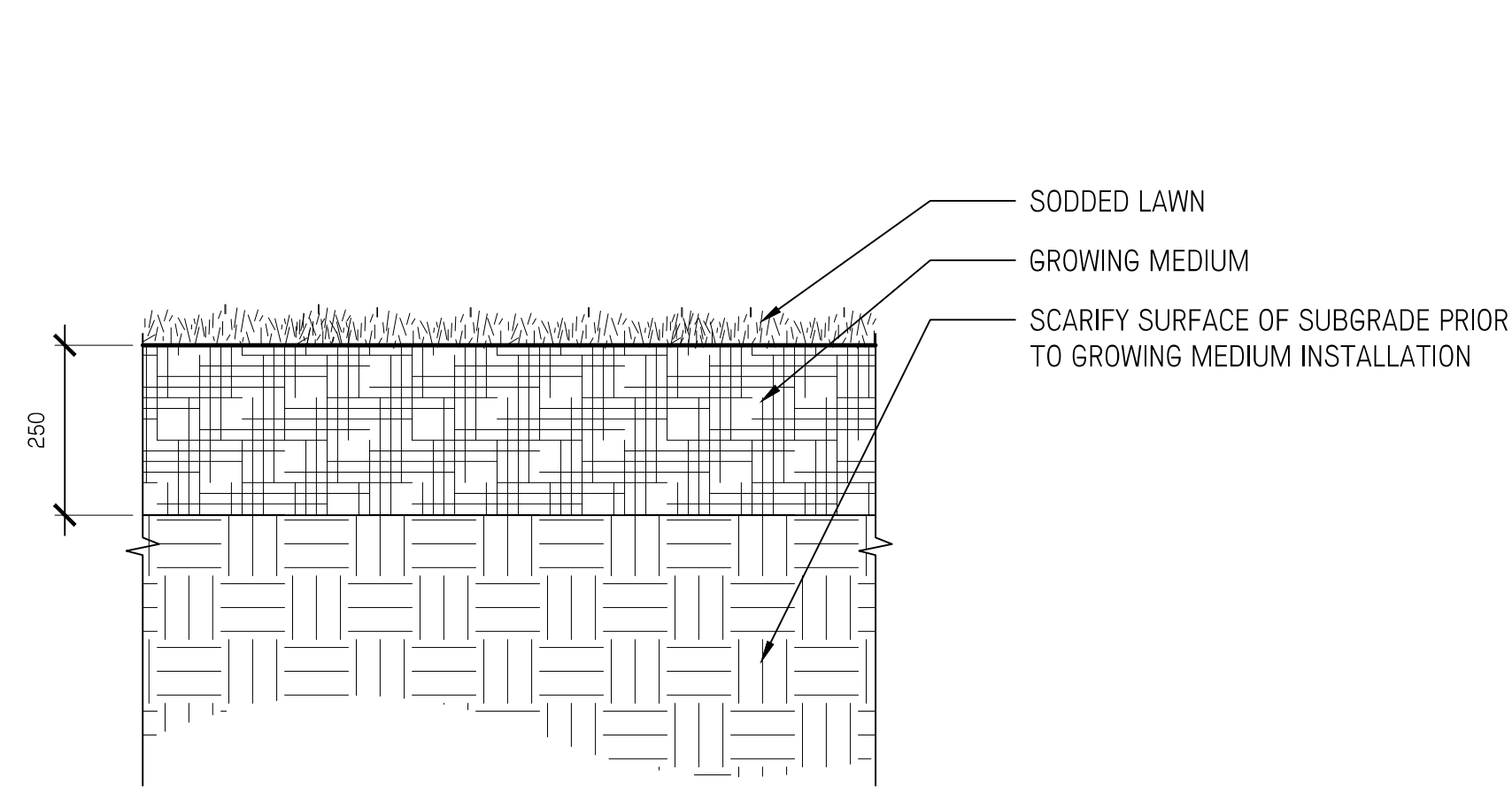


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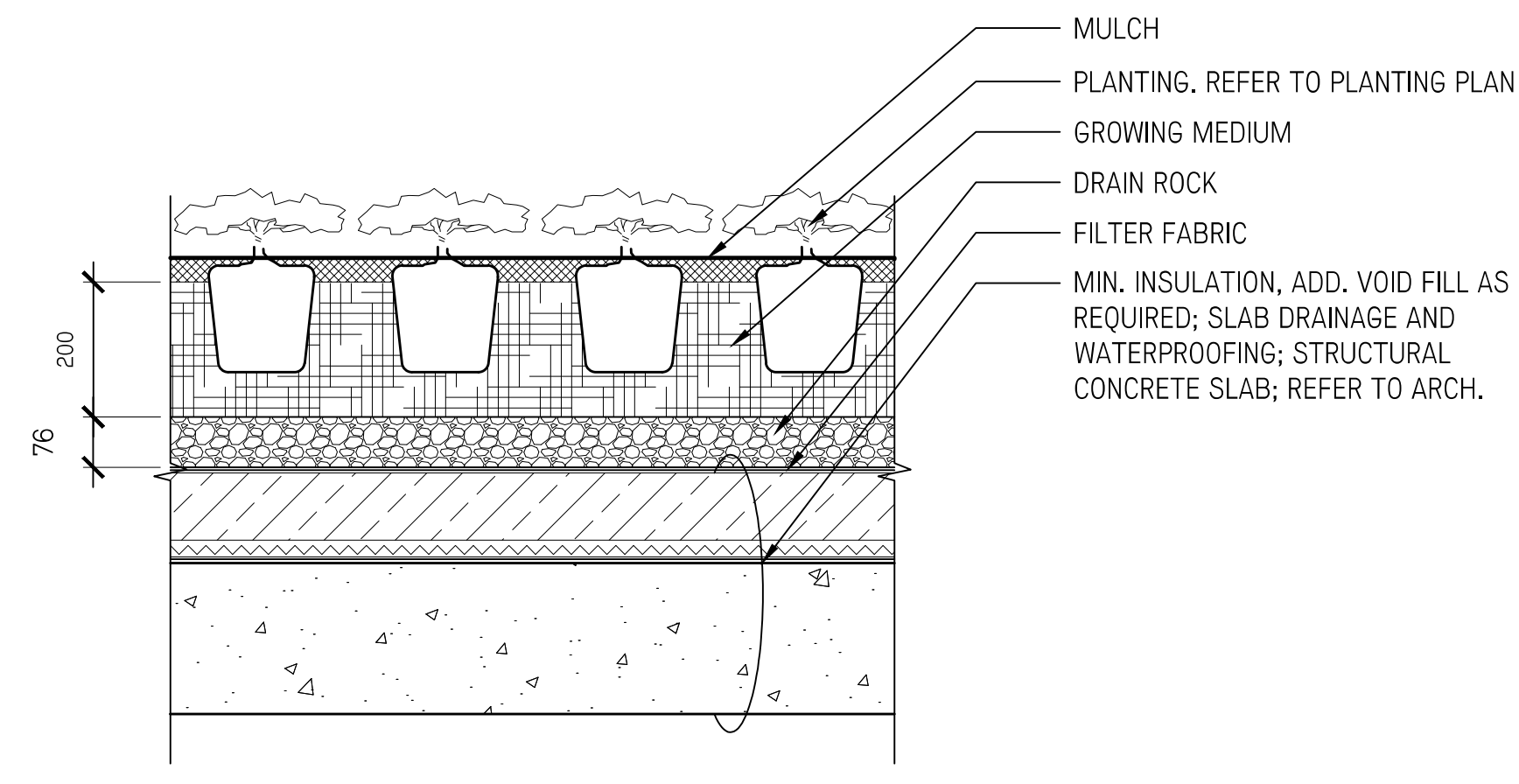
Plaza Hotel
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Victoria, BC

Landscape Details
Site Furnishings

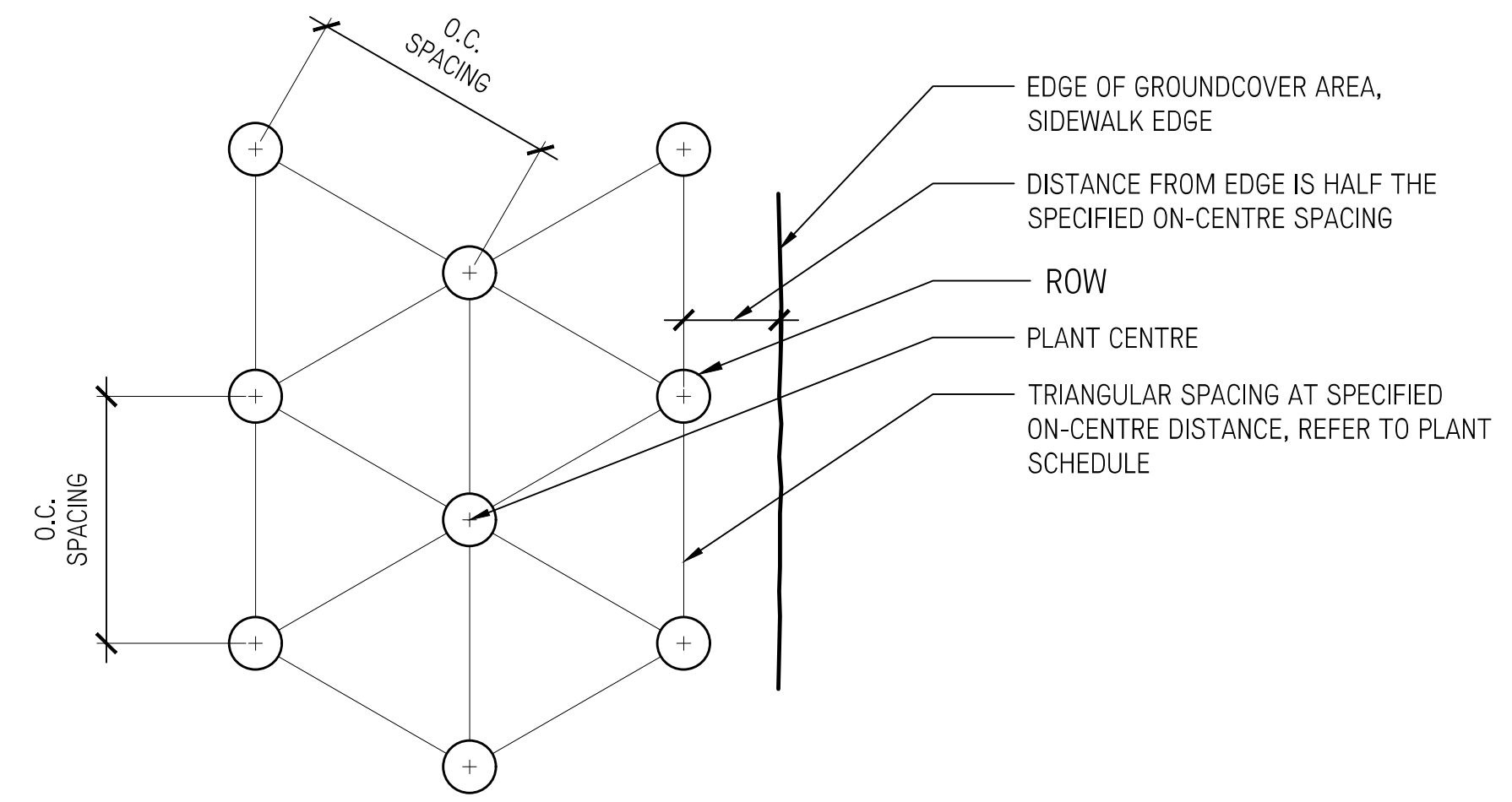
Date	Aug. 03/22	Drawing Number
Project No.	2215	L4.21
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Drawn/Checked	kk JF	



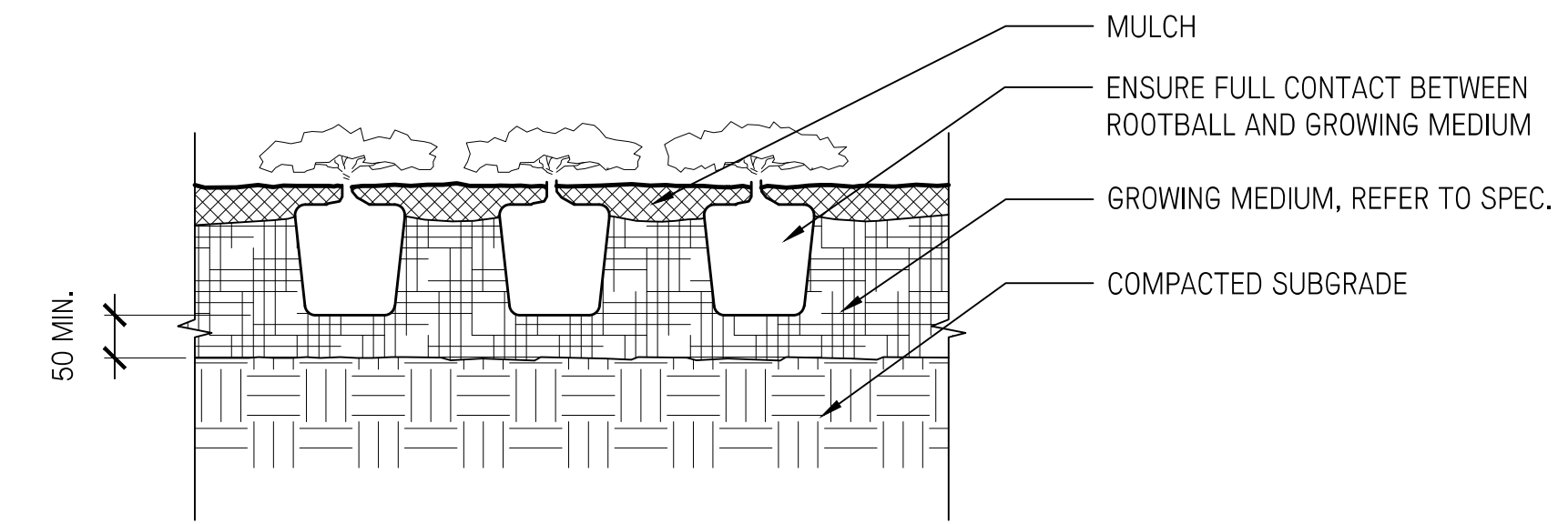
LAWN PLANTING



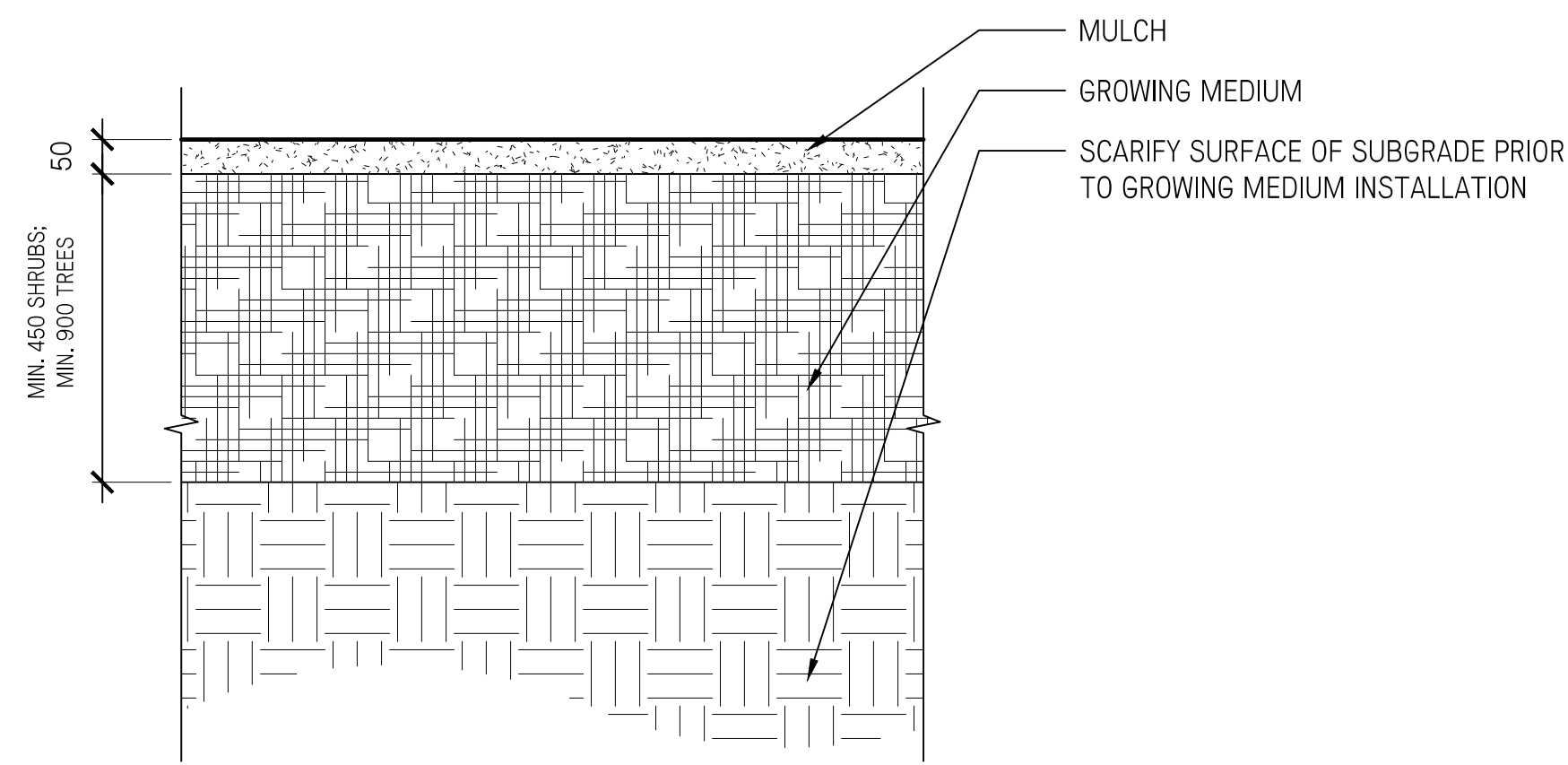
SHRUB PLANTING



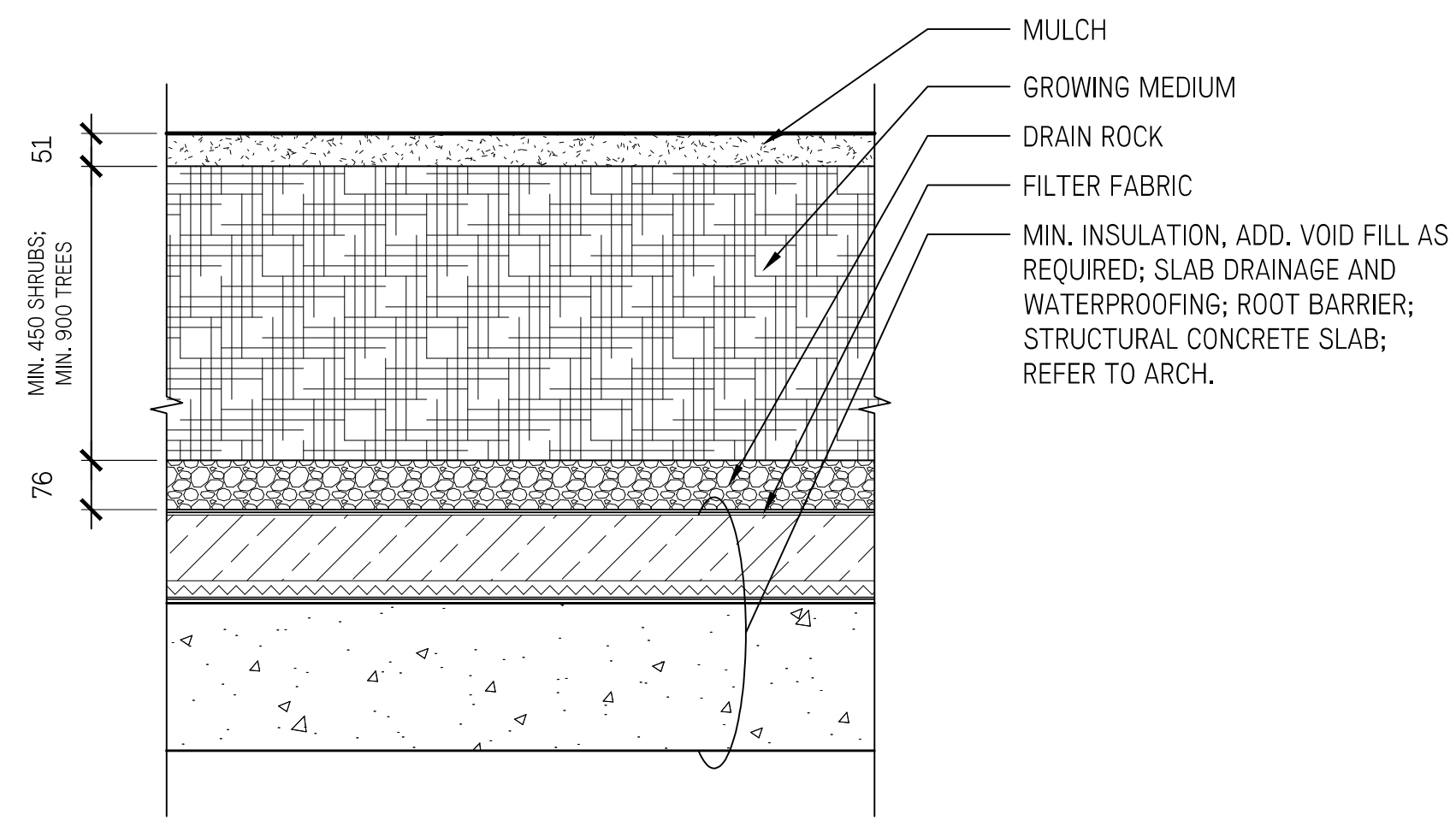
SPACING PLAN



GROUND COVER PLANTING



SHRUB/TREE PLANTING

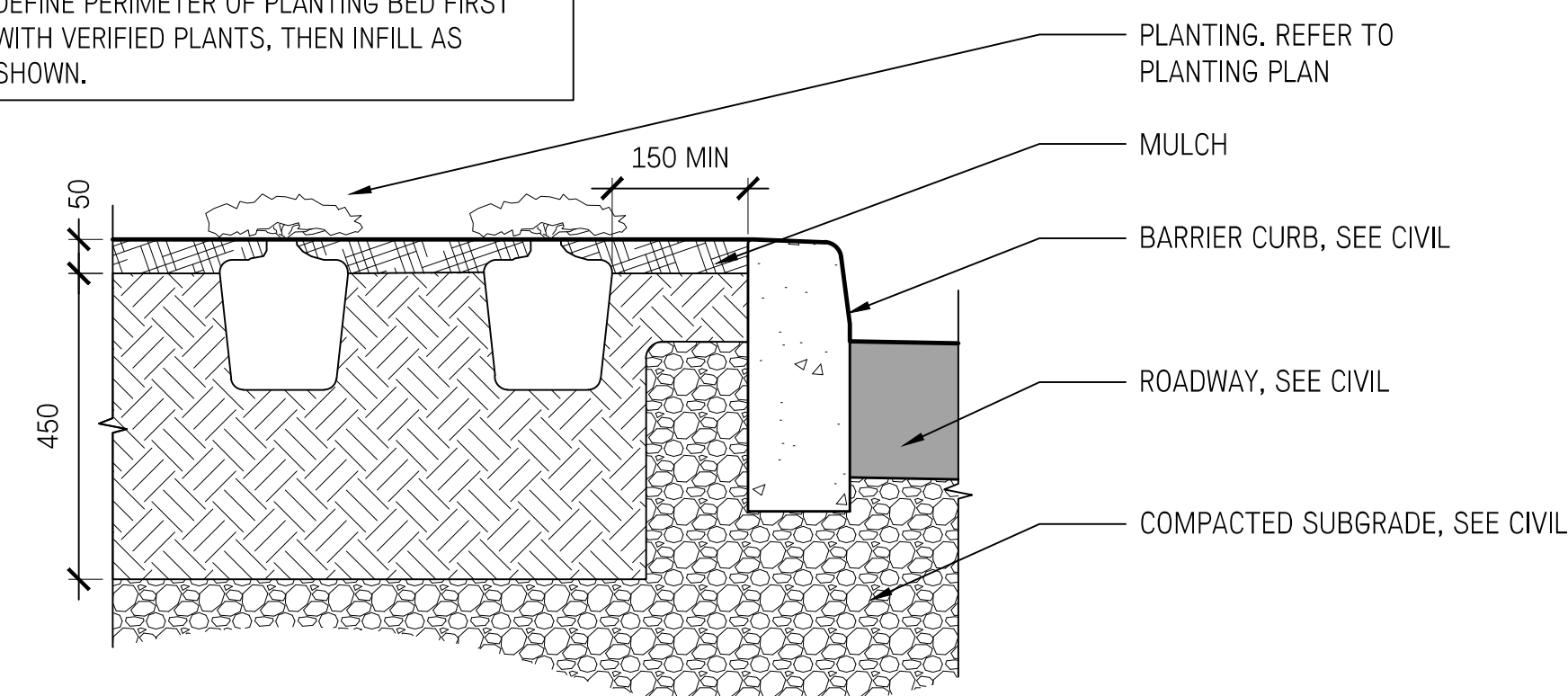


SHRUB/TREE PLANTING

1 SOIL PROFILES ON GRADE
1:10

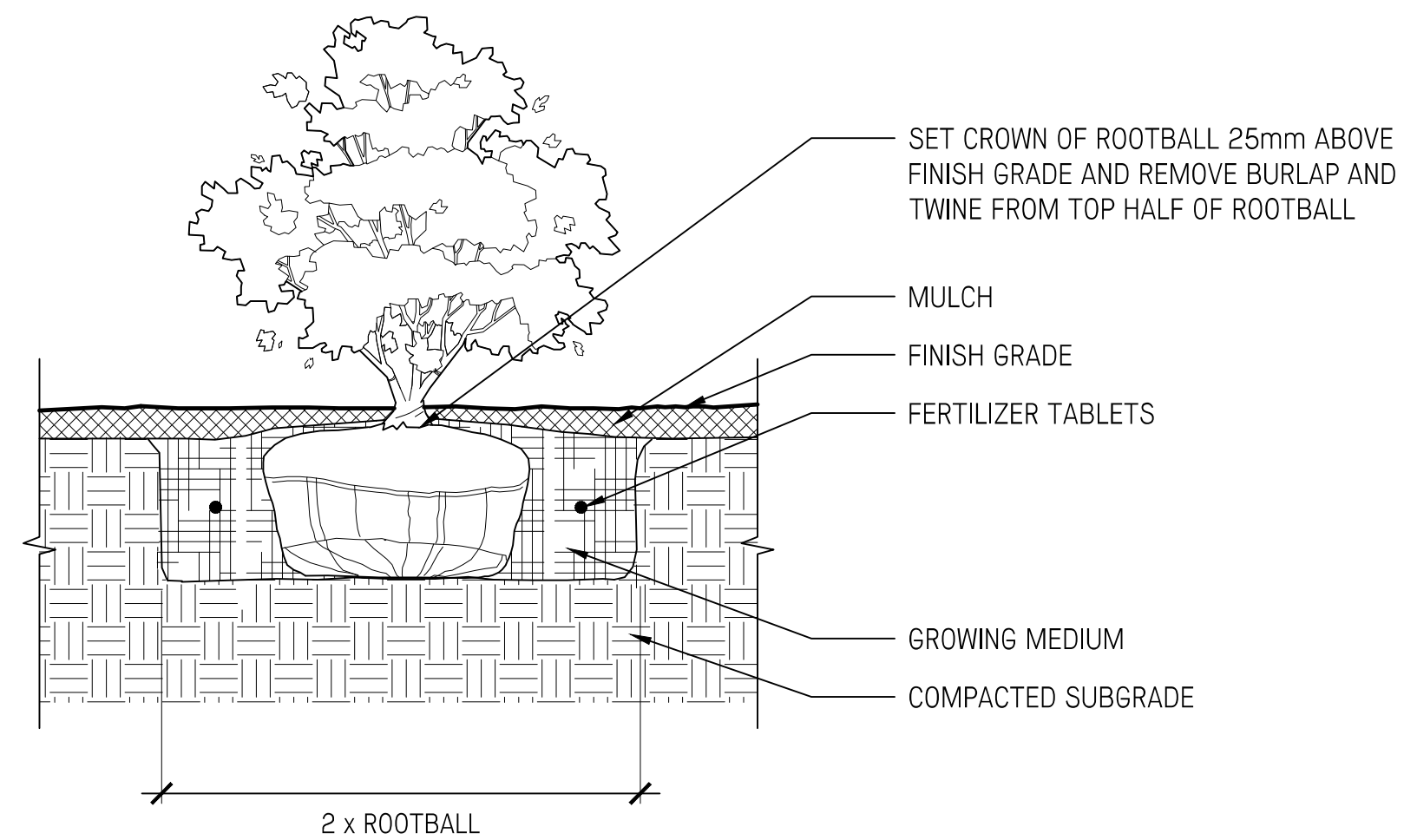
2 SOIL PROFILES ON SLAB
1:10

- NOTES:
1. PROVIDE A MINIMUM 150 mm GAP BETWEEN PLANTING AND EDGE OF CURB;
 2. DEFINE PERIMETER OF PLANTING BED FIRST WITH VERIFIED PLANTS, THEN INFILL AS SHOWN.



GROUND COVER/SHRUB PLANTING SECTION NEXT TO CURB

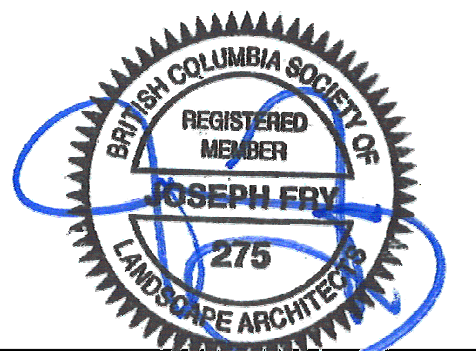
4 SHRUB PLANTING NEXT TO CURB
1:10



5 SHRUB PLANTING
1:10

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1	Issued for CALUC	Jan. 29th/24

No.	Description	Date
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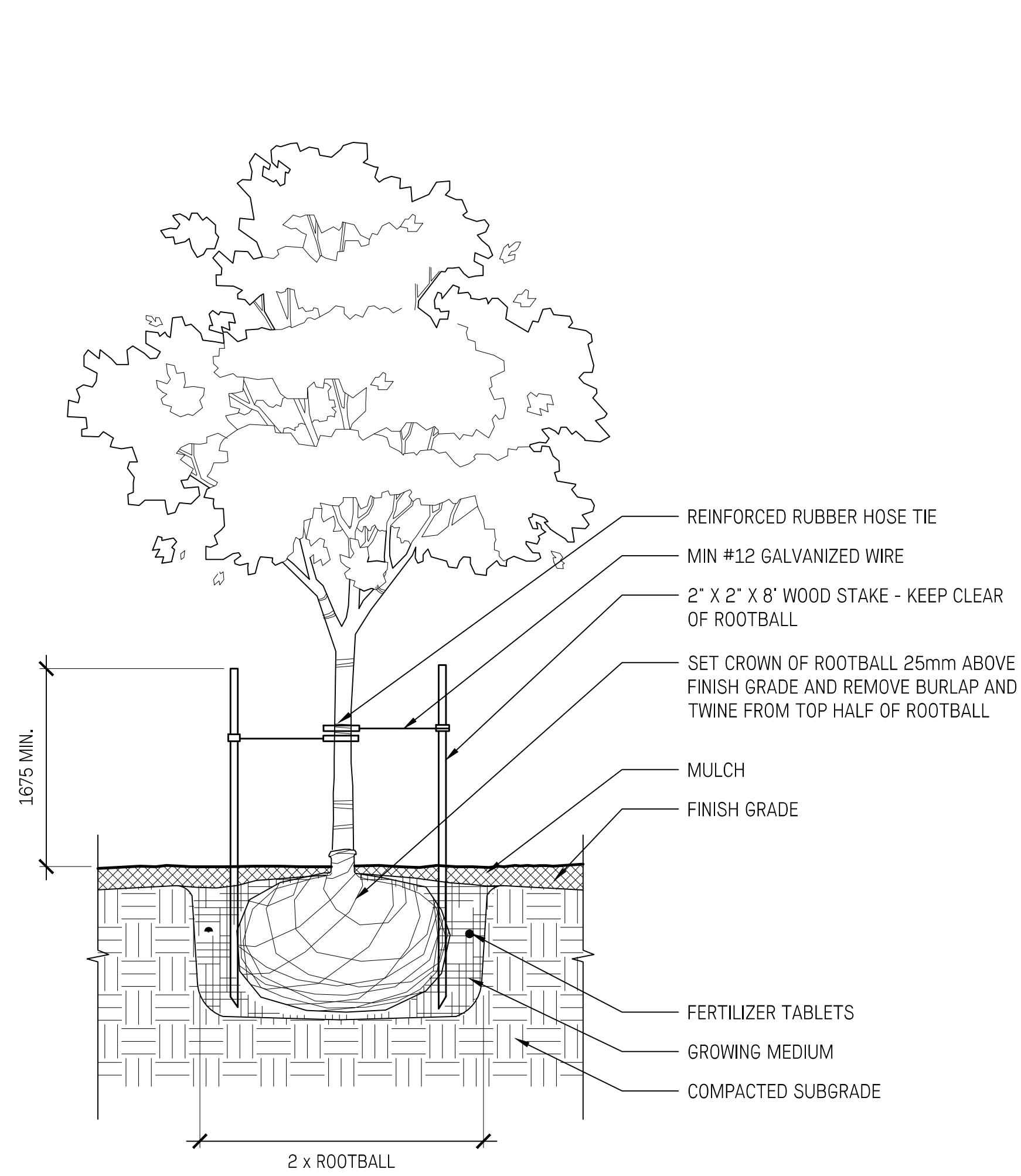
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Plaza Hotel

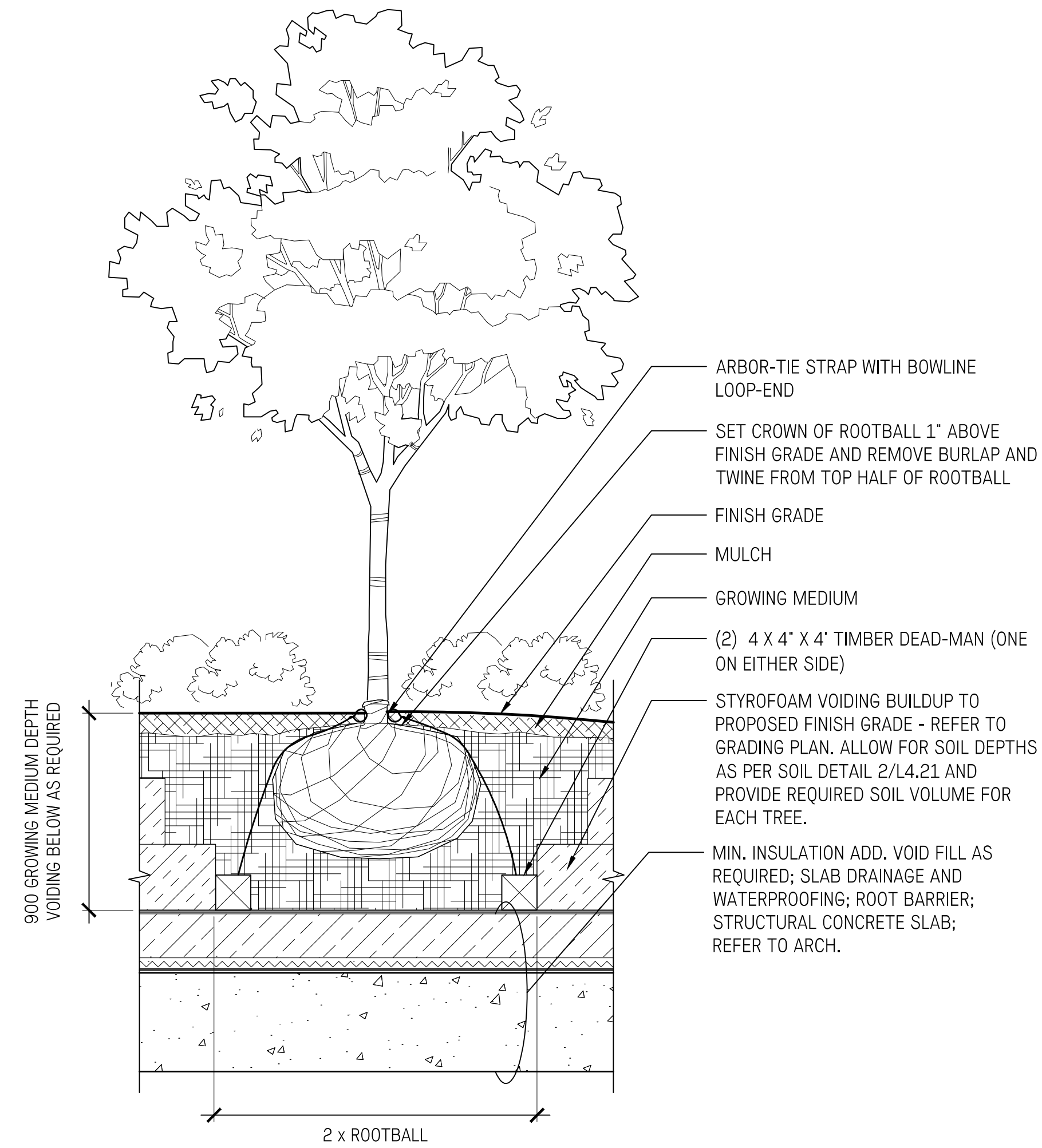
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Victoria, BC

**Landscape Details
Planting**

Date	Aug. 03/22	Drawing Number
Project No.	2215	L4.41
Scale	1:100	
Drawn/Checked	kk JF	



1 TREE PLANTING
L4.22 1:10



2 TREE PLANTING - ON SLAB
L4.42 1:10

2 CITY OF VICTORIA TREE PIT DETAILS
L4.22 1:10

2	Issued for Rezoning	Mar. 7th/24
1	Issued for CALUC	Jan. 29th/24

No.	Description	Date
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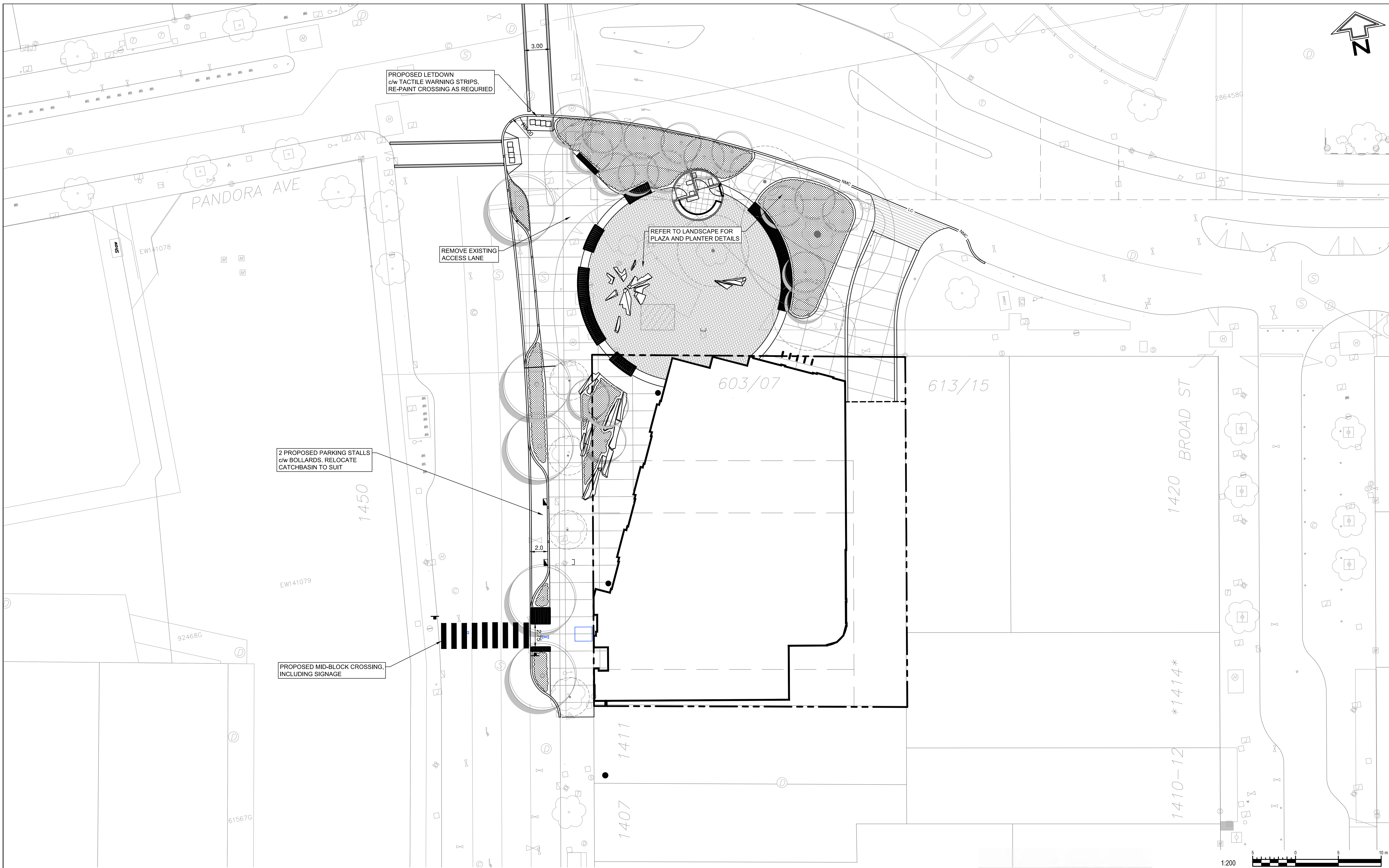


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Plaza Hotel
 603 Pandora Ave
 Victoria, BC

**Landscape Details
 Planting**

Date	Aug. 03/22	Drawing Number
Project No.	2215	
Scale	1:100	L4.41
Drawn/Checked	kk JF	



LEGEND			
<ul style="list-style-type: none"> ⊕ SURFACE DETAIL ⊕ STORM DRAIN MANHOLE ⊕ STORM DRAIN VENT ⊕ CATCH BASIN ⊕ DRAIN CLEANOUT ⊕ DRAIN LATERAL ⊕ SANITARY SEWER MANHOLE ⊕ SANITARY SEWER VENT ⊕ SEWER CLEANOUT ⊕ SEWER LATERAL 	<ul style="list-style-type: none"> ⊕ HYDRO MANHOLE ⊕ HYDRO POLE ⊕ HYDRO POLE WITH DIP ⊕ JOINT POLE ⊕ HYDRO POLE WITH LIGHT ⊕ HYDRO SERVICE BOXES ⊕ HYDRO VAULT ⊕ POLE ANCHOR 	<ul style="list-style-type: none"> ⊕ FLUSH ⊕ WATER VALVE ON MAIN ⊕ WATER SERVICE VALVE ⊕ WATER METER ⊕ BOULEVARD SERVICE ⊕ FIRE HYDRANT ⊕ REDUCER ⊕ LIGHT MANHOLE ⊕ LIGHT PULL BOX - SIDEWALK 	<ul style="list-style-type: none"> ⊕ TEL MANHOLE ⊕ TEL POLE ⊕ TEL POLE WITH DIP ⊕ TEL POLE WITH LIGHT ⊕ TEL SERVICE BOXES ⊕ TEL VAULT ⊕ HYDRO/TEL POLE TO BE REMOVED ⊕ HYDRO/TEL POLE TO BE RELOCATED
<ul style="list-style-type: none"> ⊕ SIGNAL PULL BOX - SIDEWALK ⊕ LIGHT/SIGNAL PULL BOX - STREET ⊕ SIGNAL POLE (STEEL) ⊕ LIGHT POLE (STEEL) ⊕ SIGNAL POLE (STEEL) ⊕ LIGHT/SIGNAL POLE (STEEL) ⊕ CLUSTER LAMP - TYPE A ⊕ CLUSTER LAMP - TYPE B ⊕ STREET SIGN ⊕ PARKING METER 	<ul style="list-style-type: none"> ⊕ GAS METER ⊕ GAS VALVE ⊕ GAS SNIFFER ⊕ TEST HOLE ⊕ FENCE LINE ⊕ RETAINING WALL ⊕ TREE ⊕ ROCK OUTCROP 		

REVISIONS		
NO.	REVISION DESCRIPTION	DATE

KEY NOTES	

Engineers and Geoscientists BC
 Permit to Practice #1000200

NOT FOR CONSTRUCTION

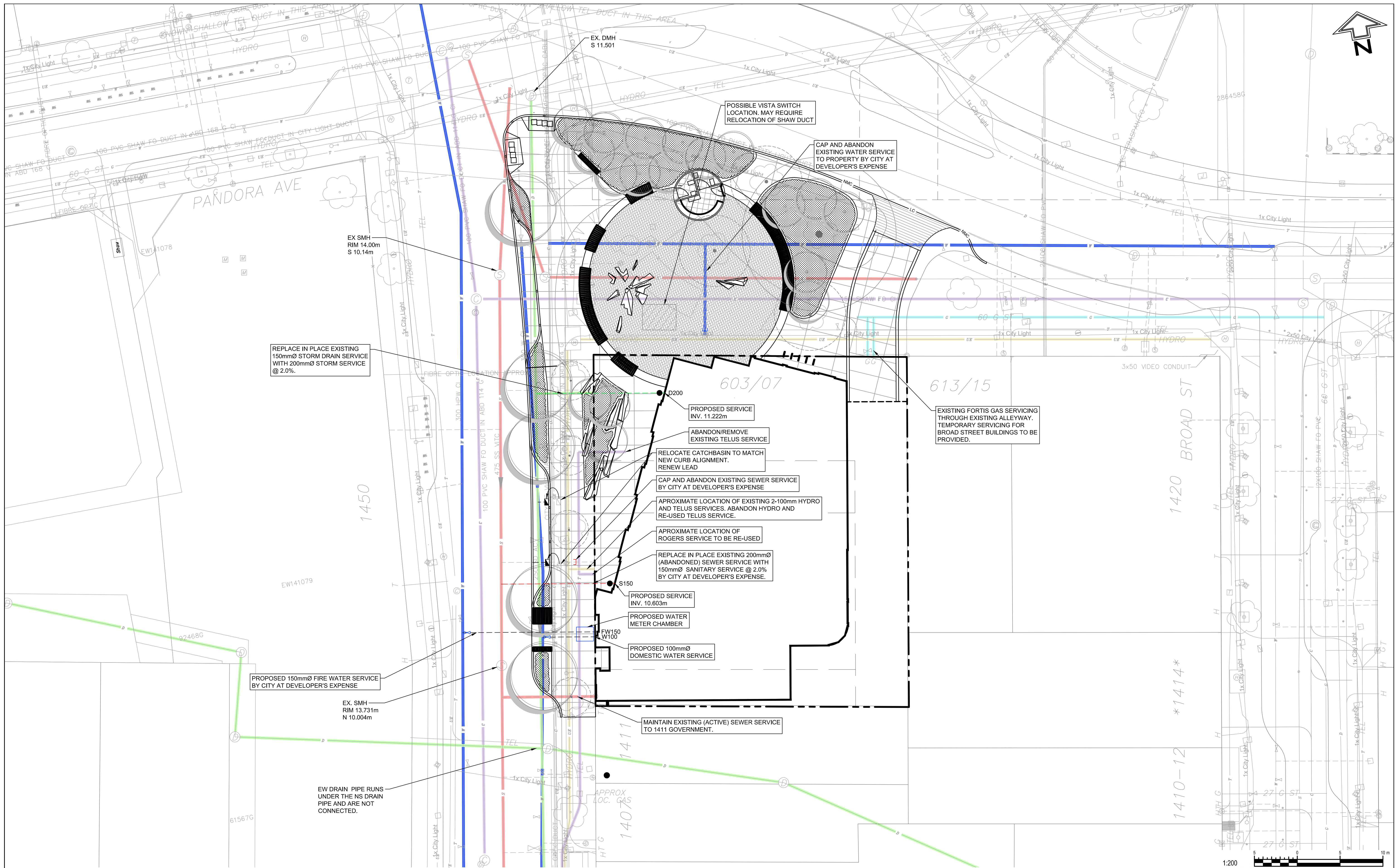


PROJECT: 603 PANDORA AVENUE REDEVELOPMENT - SURFACE WORKS

CHECKED BY: J. SOMERVILLE	DIRECTOR OF ENGINEERING P. BELLEFONTAINE	APPROVED BY:	SCALE: 1:200 H
DRAWN BY: S. GAGNON	DESIGN BY: J. SOMERVILLE	SHT. NO.: 1 OF 2	DATE: 2022.04.08

CITY OF VICTORIA

C-001
DRAWING NUMBER



LEGEND			
○	STORM DRAIN MANHOLE	○	HYDRO MANHOLE
○	STORM DRAIN VENT	○	HYDRO POLE
○	CATCH BASIN	○	HYDRO POLE WITH DIP
○	DRAIN CLEANOUT	○	JOINT POLE
○	DRAIN LATERAL	○	HYDRO POLE WITH LIGHT
○	SANITARY SEWER MANHOLE	○	HYDRO SERVICE BOXES
○	SANITARY SEWER VENT	○	REDUCER
○	SEWER CLEANOUT	○	HYDRO VAULT
○	SEWER LATERAL	○	POLE ANCHOR
○	FLUSH	○	WATER VALVE ON MAIN
○	WATER SERVICE VALVE	○	WATER METER
○	BOULEVARD SERVICE	○	FIRE HYDRANT
○	REDUCER	○	LIGHT MANHOLE
○	LIGHT MANHOLE	○	LIGHT PULL BOX - SIDEWALK
○	TEL MANHOLE	○	TEL MANHOLE
○	TEL POLE	○	TEL POLE WITH DIP
○	TEL POLE WITH LIGHT	○	TEL SERVICE BOXES
○	TEL VAULT	○	HYDRO/TEL POLE TO BE REMOVED
○	HYDRO/TEL POLE TO BE RELOCATED	○	SIGNAL PULL BOX - SIDEWALK
○	LIGHT/SIGNAL PULL BOX - STREET	○	LIGHT POLE (STEEL)
○	SIGNAL POLE (STEEL)	○	LIGHT/SIGNAL POLE (STEEL)
○	CLUSTER LAMP - TYPE A	○	CLUSTER LAMP - TYPE B
○	STREET SIGN	○	PARKING METER
○	GAS METER	○	GAS VALVE
○	GAS SNIFFER	○	TEST HOLE
○	FENCE LINE	○	RETAINING WALL
○	TREE	○	ROCK OUTCROP

REVISIONS		
NO.	REVISION DESCRIPTION	DATE

KEY NOTES		

PROFESSIONAL SEAL
FOR DP

J. G. SOMERVILLE
35628
REGISTERED PROFESSIONAL ENGINEER
2024-03-05

PROJECT: 603 PANDORA AVENUE REDEVELOPMENT - SITE SERVICING

CHECKED BY: J. SOMERVILLE
DESIGNED BY: S. GAGNON

DIRECTOR OF ENGINEERING: P. BELLEFONTAINE
DESIGN BY: J. SOMERVILLE

APPROVED BY: [Signature]
SHEET NO.: 2 OF 2

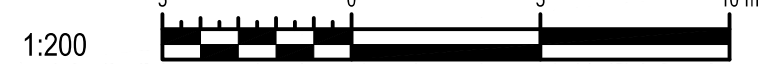
SCALE: 1:200 H
DATE: 2022.04.08

CITY OF VICTORIA

C-002
DRAWING NUMBER

NOT FOR CONSTRUCTION

Engineers and Geoscientists BC
Permit to Practice #1000200



April 05, 2024

Mayor and Council
#1 Centennial Square
Victoria BC

RE: Rezoning and OCP Amendment – 603 Pandora Ave. – Hampton Inn Project

An Official Community Plan and rezoning amendment is requested to develop a new 198-room hotel on the vacant site located at the corner Pandora Avenue and Government Street. In addition to providing much needed hotel rooms, the new development will contribute to the revitalization to this part of downtown, anchoring visitors within easy walking distance of the McPherson Theatre, Chinatown, the lower Johnson St. Shopping District, the emerging Arts and Innovation District and Old Town. It is estimated that the hotel will serve nearly 70,000 guests per year, bringing out-of-region spending on goods and services to the local area.

An OCP and rezoning amendment is needed as the project requires a threshold economy of scale to make the hotel project financially viable and bring this significant economic investment to fruition. Project viability simply can't be achieved under the current OCP policy.

At the same time, we have made every effort to be respectful of this project's place within the Core Historic area both in terms of the architectural expression and the significant contributions to the public realm.

Key elements of the project include:

- Mid-priced, family-focused hotel with amenities;
- Ground floor commercial space fronting Government Street to enhance street activity and contribute to the revitalization of this part of downtown;
- A new corner public plaza with pedestrian-friendly frontage improvements complementing the City's infrastructure upgrades along Government Street, opening up and visually framing an extension into Centennial Square;
- A modern landmark building integrated into the Government Street frontage, with consideration for the façade expression of taller buildings from the Edwardian era;
- Use of an innovative prefabrication method of construction that will produce less waste, less greenhouse gas emissions, less construction traffic disruption, and a shorter construction timeframe;

Project Data

The project's key information is summarized as follows:

Description	Unit
Total Site Area	1,490.7 m ²
Total Floor Space	10,226.2 m ²
FSR	6.86:1
Building Height	12 storeys
Vehicle Parking	123 stalls in 4 levels of underground parking
Bike Parking	20
Proposed Hotel Units	198
Minimum Hotel Unit Floor Area	28.9 m ²
Site coverage	82.9%
Site open space	11.92%

Policy

The OCP supports the project in a variety of ways. One of its core Economic Goals states: “*Small businesses are resilient and remain the lifeblood of Victoria’s economy, where diverse local businesses, including those led by youth, indigenous residents and Canadian newcomers have an opportunity to thrive*” (Section 14.(f)). The Plan further states as a broad objective that “*the function of the Urban Core as the primary regional centre of economic, learning, arts, culture, entertainment, recreation and specialty retail is maintained and enhanced with high quality facilities, services and events*” (Section 14.(f)).

Under the Economic Indicators for downtown, “tourism and visitor services” is a priority economic driver in the Core Business, Core Inner Harbour, Core Historic, and Core Employment areas. Section 14.30 states the objective to “*Support the clustering of tourist and visitor services in the Inner Harbour and Urban Core by retaining and enhancing the mix of services, retail, offices, visitor accommodation, harbour transportation and arts and cultural facilities.*”

While the application is requesting an increase in height and density over policies for Old Town, the OCP does recognize the need to be able to respond to the proposal's social, environmental, and economic environment. Section 19 of the OCP notes that where amendments are considered by Council, the decision should be guided by "*the goals and objectives of the OCP that support the amendments (Section 19.3.1)*". The plan further states in Appendix 1, Section 4 that one of the core objectives is to "*revitalize an area of commercial use through infill, building additions and open spaces with high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions*". We believe that this application will adhere to many of the economic objectives within the OCP and that the design of the building and public realm is a sensitive response to its setting.

The Importance of New Hotel Space

Tourism is estimated to attract approximately \$1.4 billion in visitor spending in Greater Victoria in a typical year with hotel revenues estimated at \$250 million per year. It is estimated that delegates and visitors have an average spend of \$450/day and significantly contribute to the vibrancy and business activity downtown, with a direct and indirect positive impact on employment in the urban core. It is estimated that the new hotel will generate between 60 to 70 full-time equivalent jobs. Property taxes are estimated at approximately \$400,000/annually.

Currently there are 3,133 hotel rooms in downtown Victoria and under 4,000 rooms in the Greater Victoria Area. Over the past decade, nearly 1,200 purpose-built hotel rooms have been lost to redevelopment, creating a shortfall in supply that is further exacerbated by Provincial short-term rental restrictions. Reduced room availability will have the effect of reducing visitor access to downtown Victoria, increasing room prices due to higher demand, and limiting Convention Centre activity because of the lack of accommodation. There have been several hotel projects announced over the years, however there would still be a large shortfall even if all the current proposed hotel rooms were constructed today.

The proposed design and massing for the hotel is strongly driven by economics. The viability of hotels is largely driven by a financial model that must withstand market volatility and fluctuations in tourist activity over time. Current conditions that stem from diminishing land availability, population growth, infrastructure costs, operating cost escalations, interest rates, construction costs and lending conventions, are not favourable to hotel development. While there have been several proposals for new hotels in Victoria, noted above, none have been developed due to construction cost increases, interest rate escalation and onerous financing conditions. Present economic circumstances and a projection of future conditions dictate that to be economically viable in the downtown setting, a modern mid-priced hotel must have approximately 200 rooms. The proposed hotel has 198 rooms, amenity space and two commercial retail units (CRU) fronting onto Government Street. It is anticipated that the majority of travelers will arrive by private vehicle, placing a need to have sufficient parking. Four levels of underground parking are planned, as well as bicycle parking in excess of bylaw requirements.

In order to be viable and deliver the requisite hotel functions, the proposal must be approximately 10,000 m² in floor area, with associated variances requested for building height and density. Our team has translated these requirements into an architectural form and expression that supports the public realm of Old Town and provides a sensitive response to the heritage context. The proposed building will be 12 storeys, comprised of a two-storey commercial base and 10 storeys of hotel rooms. The project 'bookends' the Government Street mall and forms a counterpoint to the historic Belmont Building. In acknowledgement of the project site's prominent location, the design team includes well-respected heritage consultant Donald Luxton, who has worked extensively within the City, and who has provided input into the building design.

Heritage Rationale

The site is at a pivotal location, at the north edge of the Old Town Old Commercial District where it borders on Chinatown. The heritage building previously on the site was completely destroyed by fire, and no tangible heritage elements remain. The proposed building is an intervention into the Old Town cultural landscape context and is therefore considered related new construction under Standard 11 of the Standards and Guidelines for the Conservation of Historic Places in Canada:

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

The proposed design conforms to *Standard 11* in the following ways:

- **Physical and Visual Compatibility:** The proposed new building will hold to the streetwall / property lines as is typical in Old Town. The architecture will respond to historic classical Edwardian era skyscraper vernacular through the use of a tripartite façade articulation, recessed windows, and masonry cladding. The scale of individual elements will be scaled to reflect historic precedents.
- **Subordination:** As noted in the *Standards and Guidelines*, subordination is not a matter of size, as a poorly-designed smaller intervention can be more obtrusive than a well-designed larger one. The intent is to be respectful of historic context, and not compete for attention through the use of inappropriate design elements.
- **Distinguishability:** The new design is contemporary, and does not mimic historic architecture, using modern materials and technology in a way that is representative of its time, while respecting historic formal vocabulary.

Throughout the design process, careful consideration has been given to the *Old Town Design Guidelines* in a way that respects the intent of the area's overall historic context. The design is contemporary and does not mimic any elements of historical architecture. It responds to – and enriches – its historic context in the following ways:

Historic Urban Form

- The site is located at a unique 'hinge point' where Government Street bends slightly in its orientation. The widening of Pandora Street relates to a historic change in road orientation that has resulted in a varied alignment of streetwalls in the east-west direction. The design of Centennial Square took advantage of this condition and opens a pool of space at the northeast corner of Government and Pandora Streets. This also allows a public plaza at the southeast corner. Similarly, the southwest corner is open as a pool of private space. This is an unusual condition in Old Town that opens up views in each direction, allowing an appreciation of the context. The re-insertion of a building in the current void space of the demolished building helps to repair the historic condition and streetwall enclosure.
- As such, this building site is a visible termination point but is also a gateway condition, marking the change between the Old Commercial District and Chinatown in all directions. The slight twist of Government Street also results in a unique condition. From the north, it foreshortens the entry to the Old Commercial District by leading into the Government Street streetwall, acting as a gatepost and introduction. From the south, the Government Street streetwall visually terminates at the bend in the building, opening out views to Centennial Square. The funnelling of views is an unusual condition in Old Town, similar to that encountered in Bastion Square, where the space is terminated and foreshortened from different viewpoints.
- The proposed building also acts as a bookend condition, pendant to the greater height at the buildings at the south foot of Government Street, marking the Old Commercial District at both its north and south termination points.

Historic Streetwall

- The proposed building reintroduces the streetwall condition of Government Street, where all buildings are constructed to the front property line.
- Commercial uses at the ground floor reflect the historic context.
- The hotel use respects the historic context.

Architectural Response to Historic Context

- The inspiration of the form of the building is the neoclassical architecture of the Edwardian era, as expressed in historic buildings through the tripartite articulation divided into a strong base, shaft and capital, emphasized through colour and materials. The tall buildings of the Edwardian era – the earliest skyscrapers – were historically the tallest in Old Town and stood above their Victorian era counterparts. This was an expression of the new technology of the twentieth century, including steel and concrete construction and the use of elevators to achieve greater height.
- The building has been designed with a surface articulation of insets, horizontals, and verticals. This includes the use of recessed windows (reflecting traditional punched window openings), and a consistent weave of vertical and horizontal elements that animates the shaft section of the building.
- The materiality of the building is expressed in masonry, which is typical of Old Town, but expressed in a contemporary manner that does not mimic historic precedents.

This response to the Old Town context is proposed as a balance between the need for contemporary expression and functionality, while respecting the historic urban form, streetwall conditions and architecture of the Old Town context.

Reciprocal Easements and Creation of “Pandora Plaza”

A fundamental design intention is the creation of a prominent public plaza, motivated first by improving its solar access. The proposal completes the street wall on Government Street and then pivots to widen the public frontage, connect to the larger corner plaza, and bring mid-day sunlight onto the plaza.

Historically the intersection of Pandora Avenue and Government Street included a Cormorant Street connection, subsequently closed to create Centennial Square. The result of this history is that the road right-of way at the intersection is unusually wide, providing an opportunity to create an impressive active public space.

The design team has engaged with City staff on the approach to revitalize this prominent corner, considering solar access, the spatial relationship to Centennial Square and the synergy created by the complimentary public spaces. The building has been deliberately setback on a diagonal along Government Street that will become a permanent public space, confirmed by registered easement, to emphasize the plaza space and create more permeable and inviting public access along Government Street. A portion of the buildable area from this setback is displaced to a modest cantilever across the North property line, that will be legally acknowledged through a reciprocal easement with the City.

Landscape Strategy and Design

The landscape concept takes inspiration from the project context, adopting the following:

A Civic Front Door: Develop a plaza that becomes a front door entrance to downtown, and a 'foyer' for City Hall - a space that is programmed with civic activities and incorporates an iconic and memorable element in the city streetscape that welcomes people to Victoria.

Introducing Chinatown: Create a public space that acts as an introduction to the Chinatown area, without being overtly decorative or using the trappings of traditional Chinese elements. Instead create a contemporary plaza inspired by Chinese elements of feng shui, or using trees, shrubs and groundcover that are symbolically important.

The Elements: Introduce all the elements - Water, Fire, Stone/Earth, Metal, Wood - borrowing from the traditions of Chinese garden design, and to symbolize the connection to the Chinese Canadian community, while maintaining the space as a wholly contemporary plaza.

The proposal has three key landscape architectural features: (1) the Pandora Plaza space; (2) the widened and refreshed public realm space along Government Street and (3) the building green roof at Level 3, which forms a pleasant overlook for both hotel guests and occupants of neighbouring buildings.

Along Government Street, the project forms a termination of the City's Refresh initiative with widened saw-cut cast sidewalks that lead into and around the corner plaza. The sidewalk is edged by new landscaped boulevards, featuring new street trees and raingarden plantings.

The focal point of the project's public interface is the corner plaza, featuring a combination of tactile and passive elements:

- An inner plaza defined by perimeter circular benches and specialty paving;
- Planted areas with trees that buffer the Plaza from adjacent street traffic, while maintaining clear sight lines and permeable access;
- Granite seating edges at landscaped planters;
- Granite outcrop focal point with seasonal misting;
- Public kiosk with a universally accessible public washroom.

As the plaza is located within the municipal right-of way, the final design and construction of the plaza will be collaborative between the project design team and city staff. The submitted plans reflect discussions to date between the project consultants and City staff.

Sustainability

The proposal incorporates the following key sustainable features:

Modular Construction

- Reusability and Recycling of Materials: Extra materials are better positioned to be reused on future projects at the factory.
- Packaging and dunnage is easier to recycle at the factory.
- Control of Materials exposure: Sensitive materials are protected from heat, cold, moisture, and UV exposure inside the factory reducing waste and premature aging of building components.
- Reduced material use: Lightweight modules use less steel and concrete than conventional site cast concrete construction.
- Individual modules are factory wrapped air-tight at the factory, onsite air sealing is reduced.

Mechanical

- Heat-pump based heating system
- Electrified domestic hot water heating systems.
- Recover any waste heat from pool area dehumidification to pool heating or general heat recovery to the heating system
- Air-source heat-pump heating system throughout (not geothermal)
- Energy recovery ventilation for all hotel suites

Electrical

- EV charging for vehicles and bikes.
- Rough ins for future PV as per NRCAN PV guidelines.
- Roof structure capacity for future PV panels.
- 100% energy efficient LED lighting and exit signs. Stairwell lighting with sensors to dim when the space is unoccupied. Parkade drive aisle lights to dim to 50% and perimeter lights to turn off, when motion is not sensed.
- Storage rooms, office, washroom, back of house spaces to be equipped with vacancy sensors (manual on – auto off)

Landscape

- Intensive green roof at level 3 with small trees – the planting offers more ecosystem value than the traditional sedum mats, and intercepts more stormwater as well.
- Generous planting areas in plaza.
- Street-side rain gardens to intercept and infiltrate stormwater as well.
- High efficiency of water usage of fog emitters over conventional water feature in plaza.
- Native and adapted planting in plaza area and green roof.
- Retention of two paper birch trees.
- Replacement of boulevard trees.

Sewage Attenuation

A sewage Attenuation report has been prepared that reviewed the peak sewage discharge demand under existing and proposed zoning. The report concluded that *“the construction of the new hotel will result in a marginal increase in peak sewage flows”*, subject to the use of the CRUs on the first floor (i.e., restaurant use or retail sales).

Access and Parking

123 parking spaces are being provided on four levels of underground parking, accessed from the easterly side yard of the site off of Pandora Avenue. There is an existing driveway that provides service access to adjoining buildings to the south along Government Street and buildings fronting onto Johnson Street. Servicing access to the adjoining properties will be maintained for the neighbouring buildings. In addition to the underground vehicular parking, bicycle parking is also provided in excess of bylaw requirements for visitors and staff.

Public Engagement

Open House

An Open House was held Thursday October 5th, 2023 at the Rialto Hotel board room to inform neighbours about the changes to the Hotel project from an earlier open house held in the Fall of 2022. Maildrop invites to approximately 1,600 addresses were delivered. Additional invites were hand delivered to immediate neighbours before the open house, as a reminder.

Information boards were prepared describing the application and a 3-D model was available to view. The open house was scheduled to allow people to visit either before or after the dinner hour. Sign-in sheets and comment forms were provided for attendees to fill in.

19 people attended the Open House. One comment card was recorded, saying: "this project looks great... Victoria needs this". Generally, the response to the plans were favourably received. Participants were pleased to see the site redeveloped for a hotel. Two participants expressed concern about height with one of those two participants also expressed concern about noise from trucks. One other attendee living in the same building as the person concerned with noise had no issues and was pleased with what they saw.

CALUC Meeting

The CALUC meeting was held Tuesday February 20th, 2024. Invitations to neighbours within a 200 m radius of the site were distributed by the City. There were approximately 19 attendees and representatives from the Downtown Residents Association who chaired the meeting, and proponent representatives. A presentation was given followed by a question and response period. There were approximately twelve questions/comments expressed that were evenly distributed between expressing support and concern for the project. There were differing comments on elements of the design approach. The most common concern was about the size and nature of the variance requested to current height and density policies. Support included comments on the approach to opening up the corridor, the importance of new hotel space and merits of investment of a 24 hour business activity in the place.

Closing

We believe this project will be an important and welcomed economic contributor to downtown Victoria, and an attractive addition to a parcel of land that has been vacant for far too long. While we face a regional crisis with regard to housing affordability, which must remain a priority for the City, the long-term economic strength of the downtown depends on supporting jobs, tourism and infrastructure investment for those looking to build their lives and businesses in the City of Victoria. We respectfully request Council's favourable consideration of the application.

Sincerely,

DAU STUDIO



Franc D'Ambrosio, Architect AIBC FRAIC PIBC (Hons) LEED AP
Founding Principal



Erica H. Sangster, Architect AIBC FRAIC
Principal

G.2 603-607 Pandora Avenue (Plaza Hotel) - Heritage Alteration Permit Application No. 00235 (Downtown)

Committee received a report dated June 5, 2019 from the Acting Director of Sustainable Planning and Community Development proposing to allow for demolition of the fire damaged heritage-designated Plaza Hotel and originally known as Hotel Westholme.

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That Council authorize the issuance of Heritage Alteration Permit Application No. 00235 for 603607 Pandora Avenue to authorize the demolition of the heritage-designated Plaza Hotel, historically known as the Hotel Westholme, conditional upon the following elements being salvaged, documented and stored by the applicant with a photographic inventory provided to the City, all under the supervision of a heritage consultant, for the purpose of integration into a future proposed development, to the satisfaction of the Director of Sustainable Planning and Community Development:

- two round polished granite columns
- a selection of white glazed brick
- heavy structural timbers that only suffered minor fire damage
- cast iron structural columns above and below grade from the Government Street elevation
- sidewalk prisms.

CARRIED UNANIMOUSLY

SURVEY OF SALVAGED MATERIALS

Date June 3, 2024

Project # 2036

Address 603 Pandora Ave.
Victoria, B.C. V8V 3A2

1. Polished granite columns

Quantity: 2

Dimensions: 11'3"L, Base diameter = 22", Capital diameter = 20"

Column 1 is whole, column 2 is broken into 3 pieces.



Column 1



Column 1



Column 1 length



Column 1 base diameter



Column 2, upper shaft pieces



Column 2 part A length



Column 2 part B length



Column 2, base piece



Column 2 part C length

2. Polished granite column pedestals
Quantity: 2
Dimensions: 13.5" Height, diameter = 24"



Column pedestals



3. White glazed brick
Quantity: ~120
Dimensions: 8.75”L x 4”W x 2.75”H

Bricks require old mortar to be cleaned, glazed portion observed to have some damage in the form of small chips and hairline fractures.



Stockpile of the salvaged glazed white bricks



Representative condition of the bricks

4. Sidewalk prisms
Quantity: 6 panels
Dimensions: ~56”L x ~56”W



Panel #1 location. All panels are buried under ~4” of sidewalk concrete



Panel #1



Panel #2 location



Panel #2



Panels #3 & 4



Panel #5



Panel #6 location



Panel #6

5. Heavy timbers

Quantity: 2

Dimensions:

Timber 1: 14'11"L x 15.75"H x 11.5"W

Timber 2: 14'11"L x 14"H x 10.25"W



Salvaged heavy timbers



Timber #1 dimensions



Timber #2 dimensions

END OF REPORT