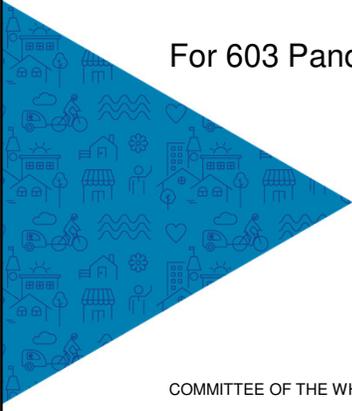


2025

CITY OF VICTORIA | Planning and Development

Rezoning, OCP Amendment, DPV and HAP Application

For 603 Pandora Avenue



COMMITTEE OF THE WHOLE | MAY 8, 2025



Aerial Photo



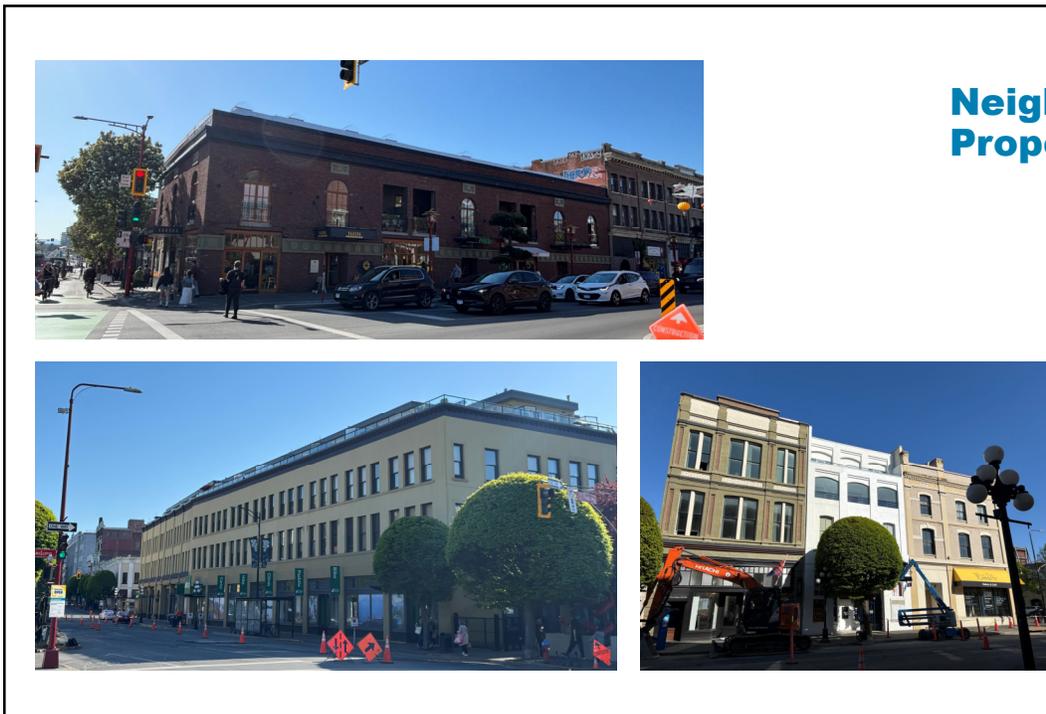


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Subject Property



3



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Neighbouring Properties



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Neighbouring Properties



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6

Heritage Properties



- Heritage Designated
- Heritage Register



6

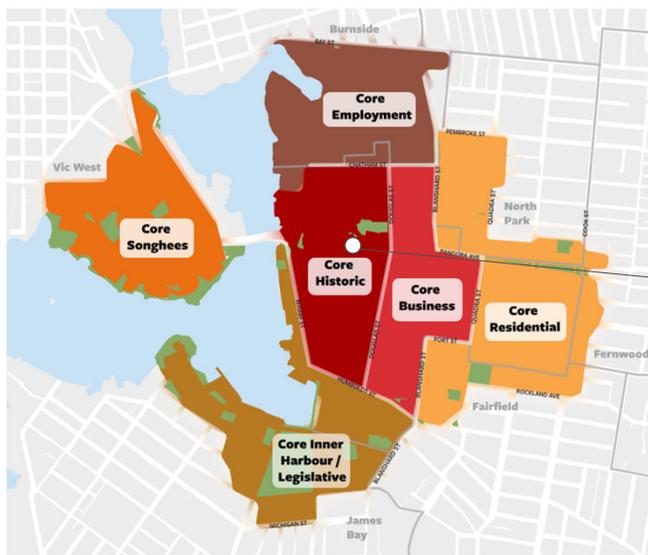
Legislative Authority

Local Government Act

- s.479 - Zoning, uses, siting, size and dimensions of buildings
- s.489 - Development Permit
- s.491 – Revitalization of an area in which commercial use is permitted, a DP may include requirements related to the form, character and exterior design and finish of the development including landscaping
- s.611 - Designation of a protected property which may include a heritage designation bylaw
- s.614 – Designation of a Heritage Conservation Area within the OCP and s.615 requirements for Heritage Alteration Permits
- s.617 and s.618 Heritage Alteration Permit which may include the conditions respecting the character of the alteration or action to be authorized



OCP Designation



Urban Place Designation

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour / Legislative
- Core Songhees
- Core Residential



Urban Place Designation Guidance
Core Historic

A. Built Form

Mix of historic buildings and compatible forms and materials in new development, with a continuity of commercial uses at grade.

Heights may generally range from one to five storeys, depending on the existing and envisioned context of the area and the ability to retain its historic character.

B. Unique Place Character Features

- Buildings set close to the sidewalk with high sight coverage.
- Historic building forms and materials and compatible new construction.
- Public art and civic buildings sited in prominent locations.
- Comfortable sidewalks with street tree planting in appropriate locations.
- Through-block walkways, mid-block crossings, and formal squares and plazas.

C. Uses

- Residential and mixed-use.
- Continuous commercial at grade, including retail, office, and visitor accommodation.
- Home occupations.

D. Density Guidance

Medium density commercial and mixed use (approximately 3:1 FSR).

OCP Amendment

Proposal

- 12 storeys (+ 7 storeys)
- 6.87:1 FSR (+3.87:1 FSR)



Old Town District-1 Zone (OTD-1)

	Column A	Column B	Column C
	Civic and Legal Address	Regulations	Conditions
66.	603 Pandora Ave. Lot 1 Plan VIP7110	a. Maximum Floor Area : 6793m ² b. Maximum Building Height : 23.1m c. Maximum Lot Coverage : 89% d. Bonus Density of Development : 4.57:1	i. Rehabilitation of the existing Plaza Hotel Building in accordance with Heritage Revitalization Agreement (603-607 Pandora Avenue) Bylaw No. 13-040; ii. Construction of a public plaza at the corner of Government Street and Pandora Avenue valued at least \$180,000; and iii. Payment to the City of Victoria of \$27,500 to contribute to the long term maintenance of the public water feature to be constructed as part of the public plaza.

Rezoning Application



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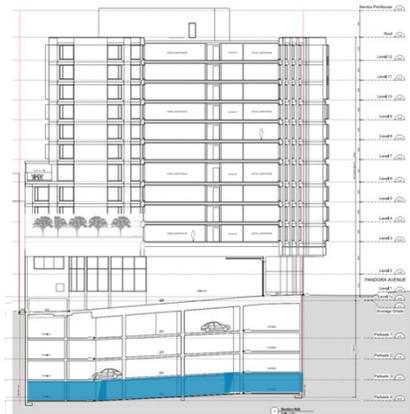
Development Permit with Variances



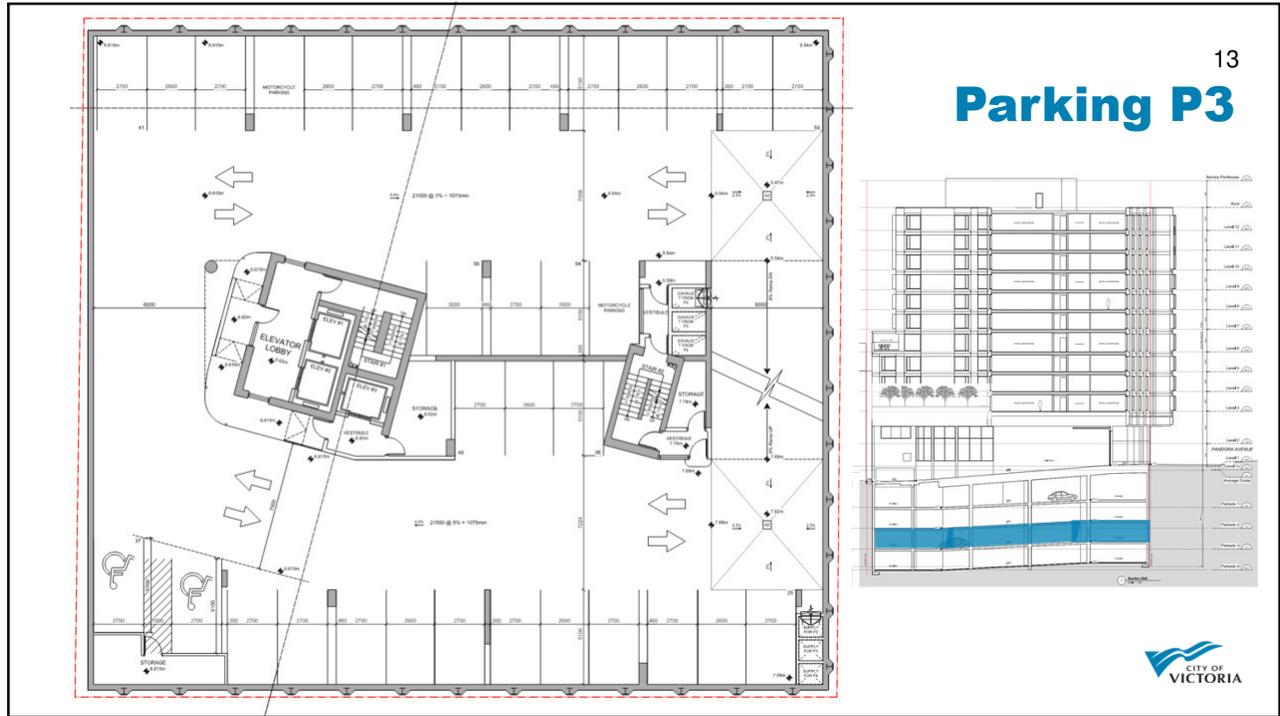
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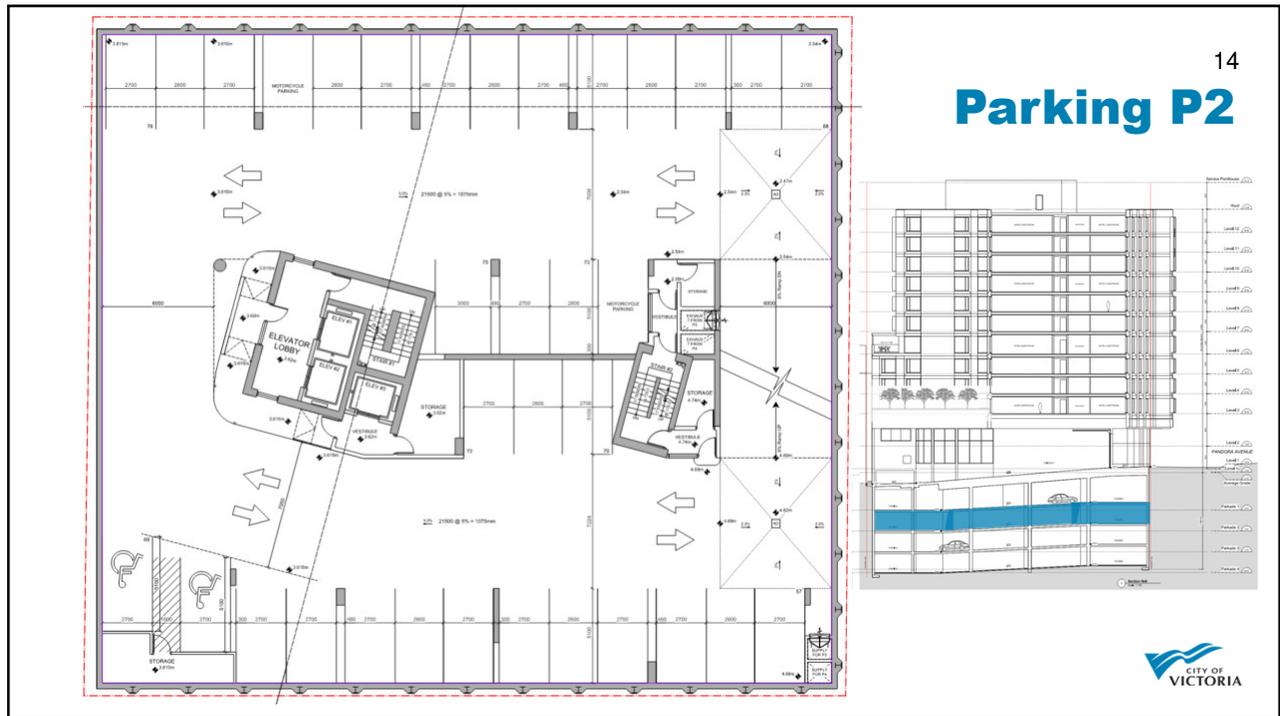
Parking P4



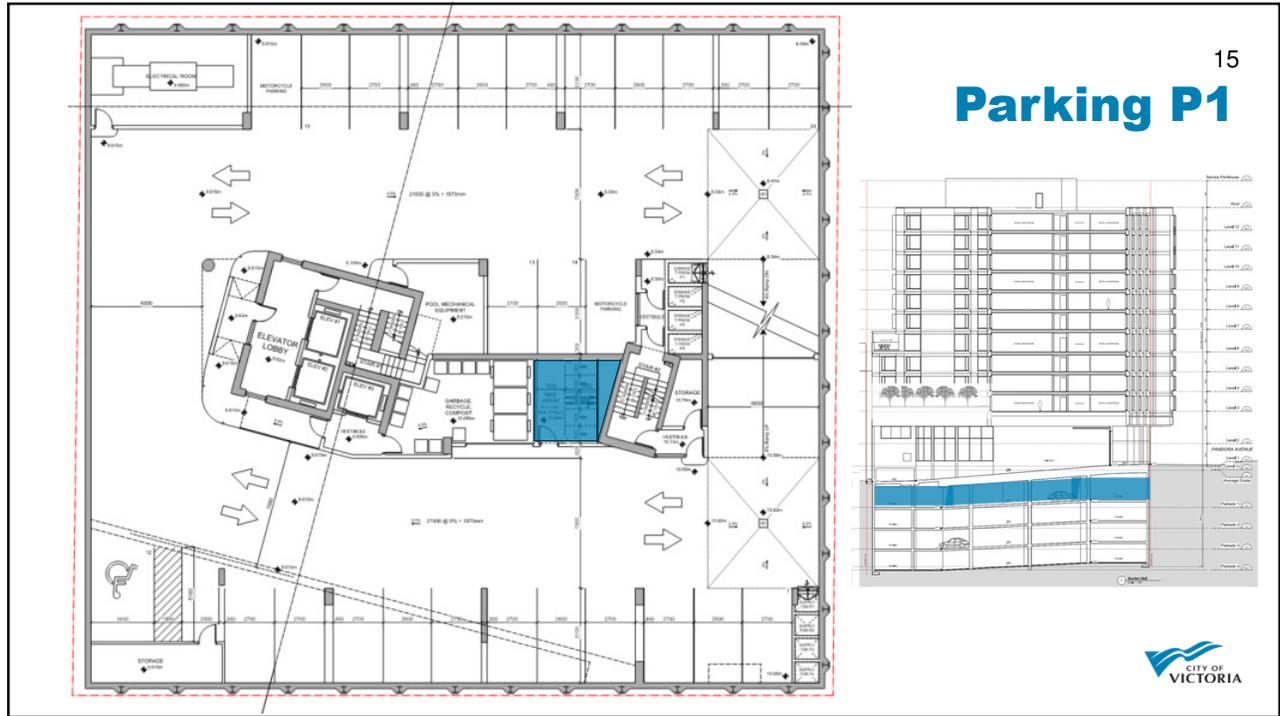
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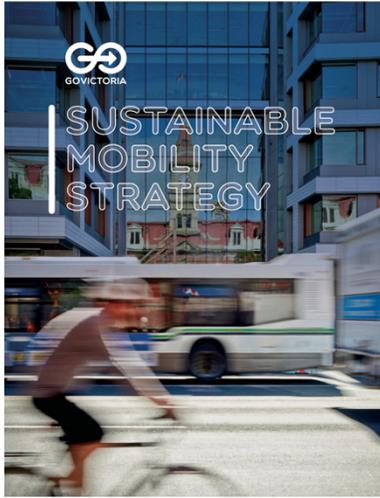


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Parking Summary

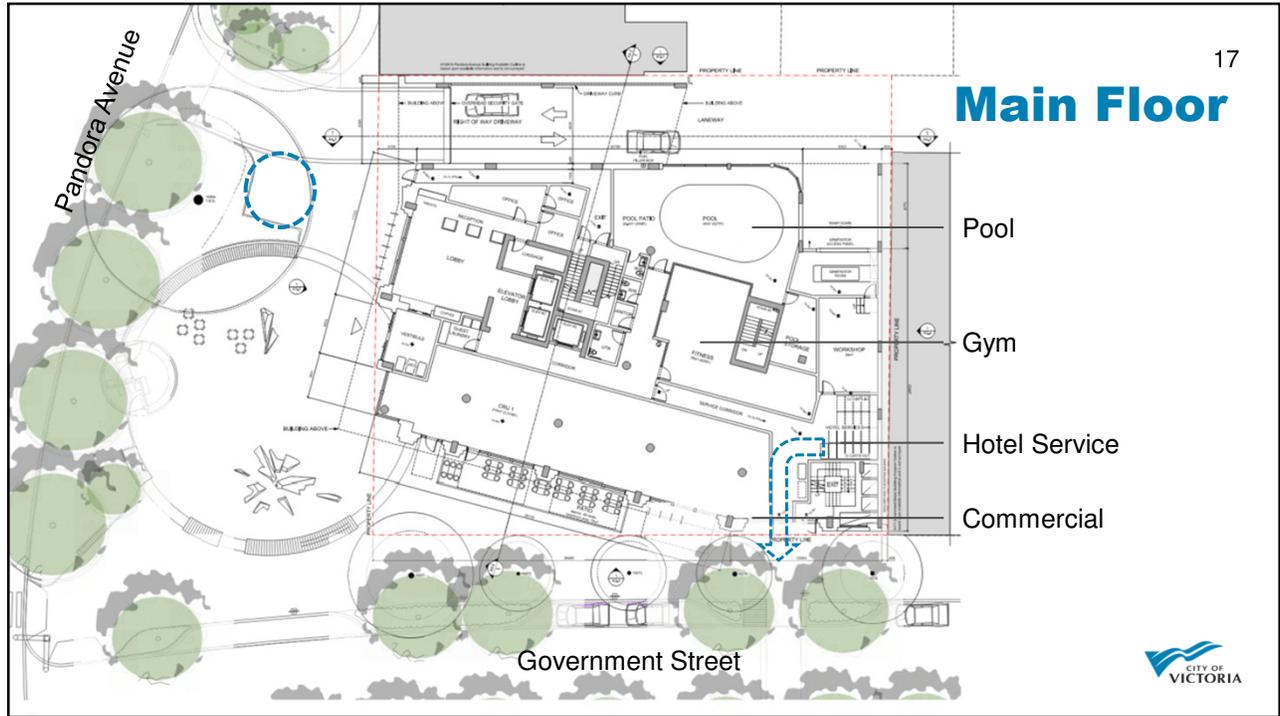
Proposal

- 122 vehicle stalls (excess of 72)
- 7 accessible (excess of 6)
- 1 van accessible (as per zoning)
- 10 long term bike (as per zoning)
- 22 short term bike (excess of 14 – not within private property)

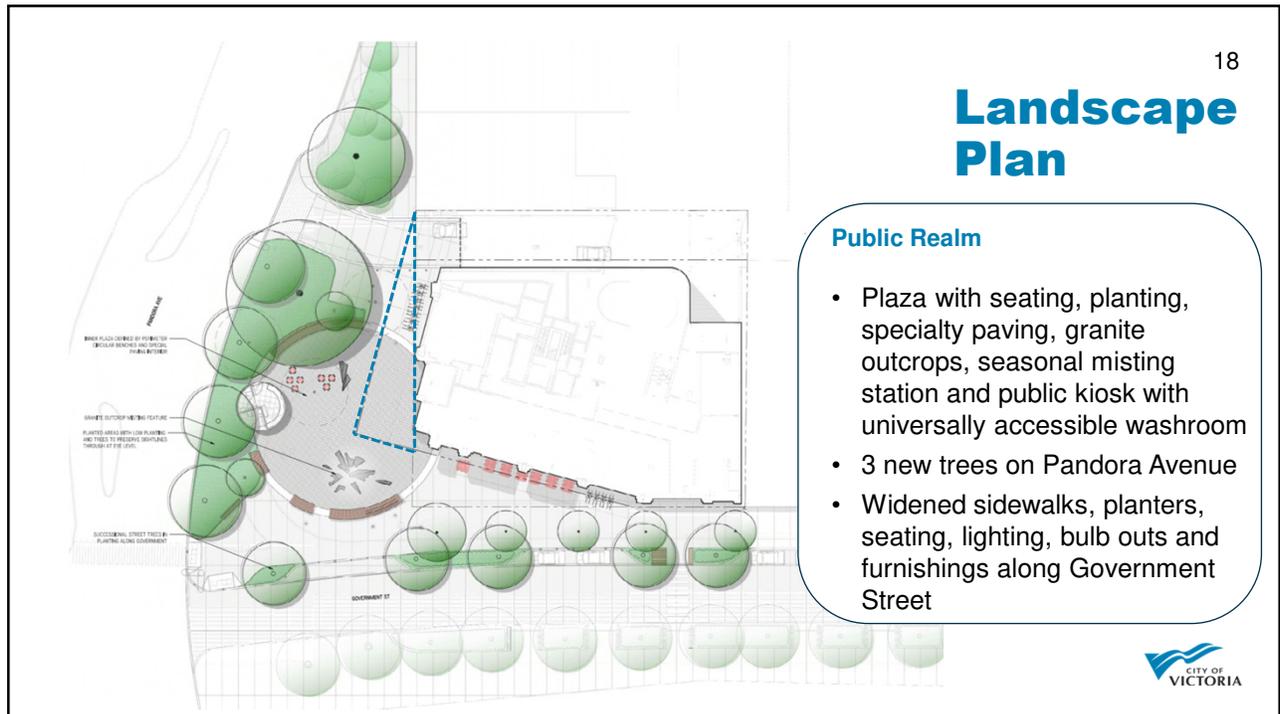





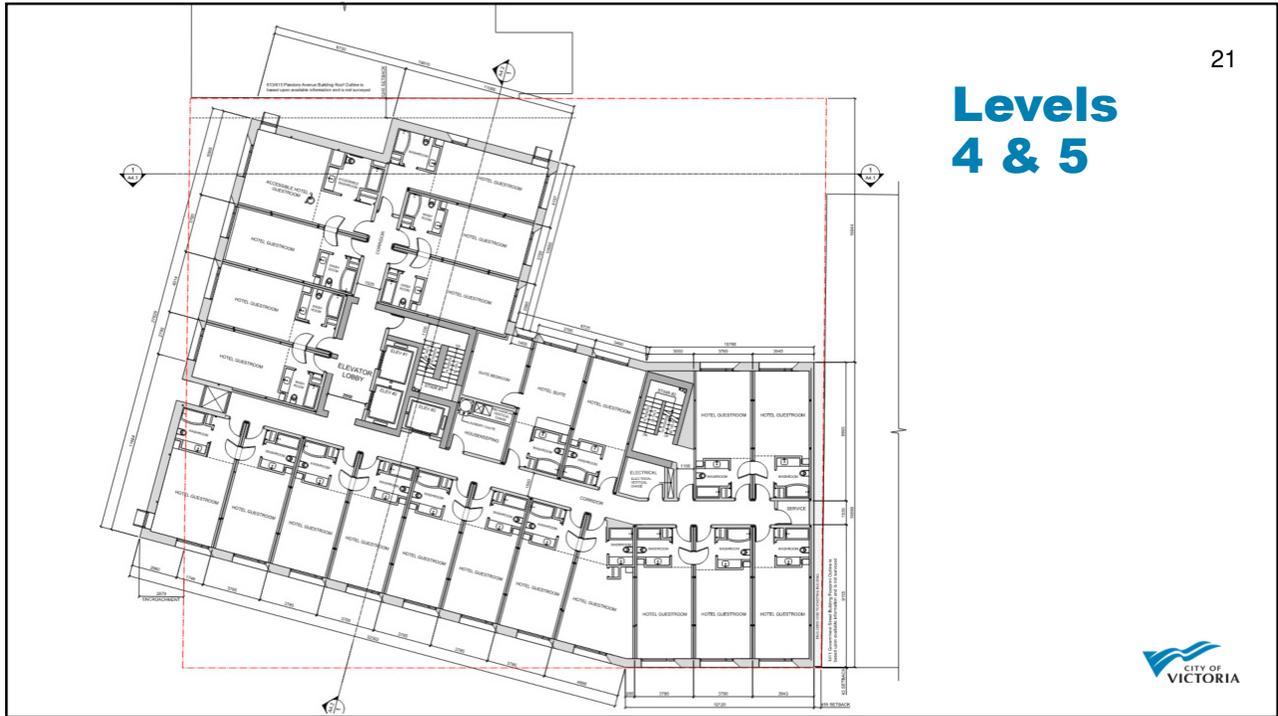
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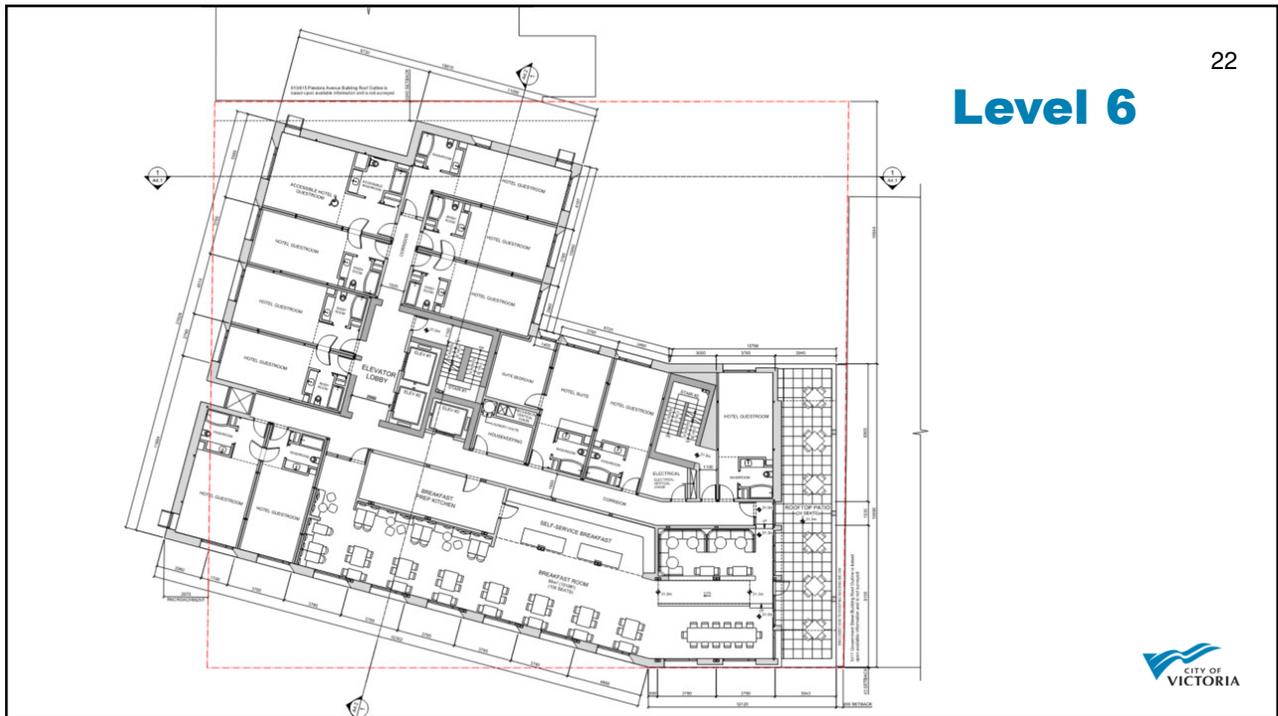
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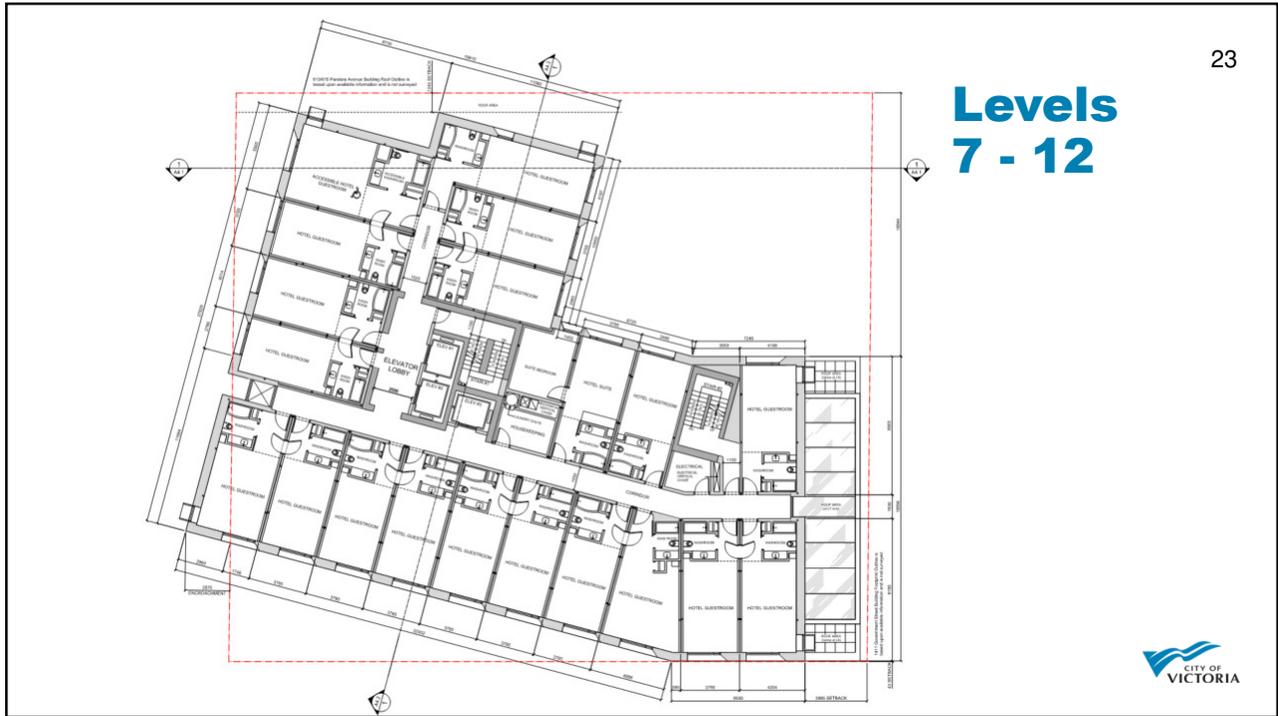
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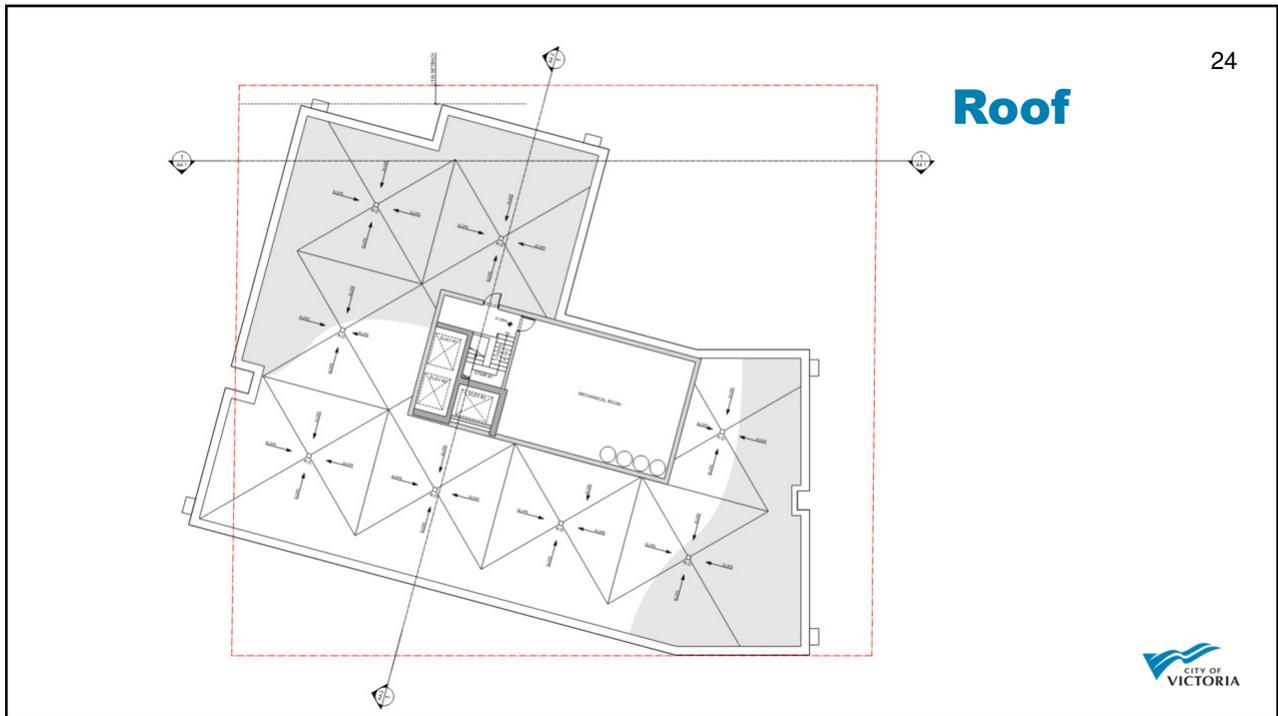
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Elevations

15m / 5 storey
OCP/DCAP
Policy

37.95m - Proposed

23.1m - Zone Max

Pandora Street Elevation



25

26

Elevations

15m / 5 storey
OCP/DCAP
Policy

37.95m - Proposed

23.1m - Zone Max

Government Street Elevation



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Shadow Study

Winter solstice 10am Winter solstice noon Winter solstice 3pm

Equinox 9am Equinox noon Equinox 4pm

Summer solstice 9am Summer solstice noon Summer solstice 5pm



27

28

Shadow Study

100% - 100% sun 100% - 100% sun 100% - 100% sun 100% - 100% sun 100% - 92% sun 100% - 90% sun 100% - 91% sun

4 hours required with more than 50% Sun 6 hours provided with more than 60% sun

PANDORA AVENUE

100% - 20% sun 100% - 91% sun 100% 100% - 60% sun (shaded by existing buildings) 100% - 0% sun (shaded by existing buildings) 100% - 0% sun (shaded by existing buildings) 100% - 0% sun (shaded by existing buildings)

2.5 hours provided with more than 60% Sun 1.5 hours shaded by existing buildings

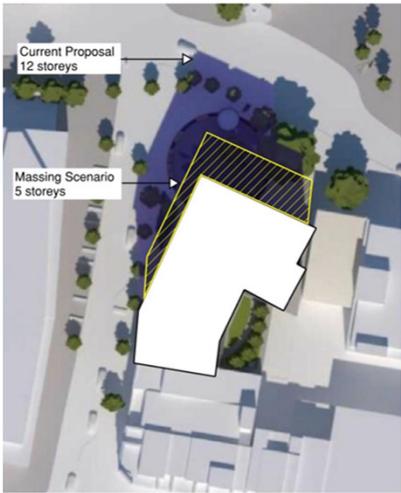
4 hours required with more than 50% Sun

GOVERNMENT STREET



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Massing Scenarios



Shadow analysis at 12 noon during equinox at 15m (approximately 5 storeys)



Shadow analysis at 12 noon during equinox at 22.5m (approximately 7 storeys)



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Material Board

MATERIALS LEGEND

1. Clear Glazing in Aluminum Frames w/ Classic Copper Paint Finish & Prefinished metal panels in Matching Colour
2. Prefinished Metal Panel / Flashing Pewter Finish
3. Cementitious Panel - Plank Format Warm Light Grey
4. Painted Metal Pergolas & Canopies Classic Copper Paint Finish
5. Cementitious Panel Warm Light Grey
6. Clear Glazing in Aluminum Frames w/ Charcoal Paint Finish & C-Channel Steel Beams and Posts in Matching Colour




30

30

DPA1 (HCA)

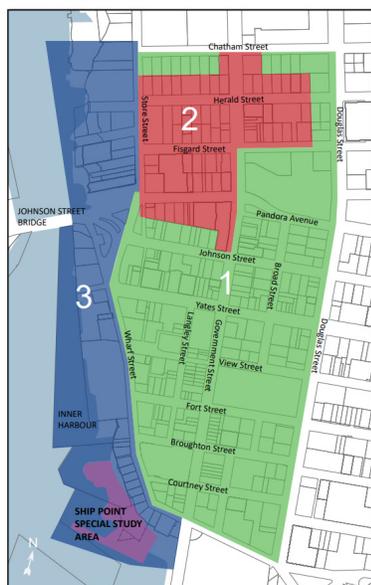
DPA 1(Heritage Conservation Area): Core Historic

Objectives

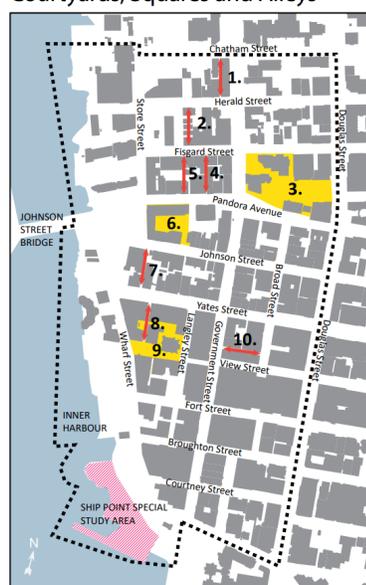
- a) To conserve and enhance the heritage value, special character and the significant historic buildings, features and characteristics of this area.
- b) To revitalize an area of commercial use through infill, building additions and heritage conservation including exterior alterations and interior improvements that could alter the exterior of a building.
- c) To enhance the area through infill, building additions and open spaces with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.



Old Town Sub Areas



Courtyards, Squares and Alleys



Old Town District



NEW BUILDINGS IN OLD TOWN:

- Must be a good fit
- Reinforce Existing Character
- Human Scale
- Cohesiveness
- Authenticity

**Old Town
Design
Guidelines**

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**Old Town
Context -
HOTELS**

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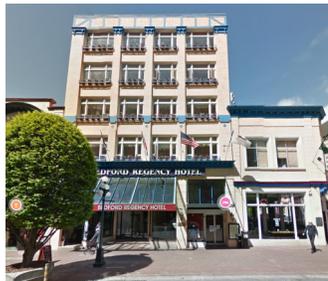
Swans



Storeys

4

Bedford



5

Hotel Rialto



5



34

Old Town Context – HOTELS

35

Carlton Plaza Hotel



Storeys 6 + 1 rooftop addition

Magnolia



7

Duck's Block



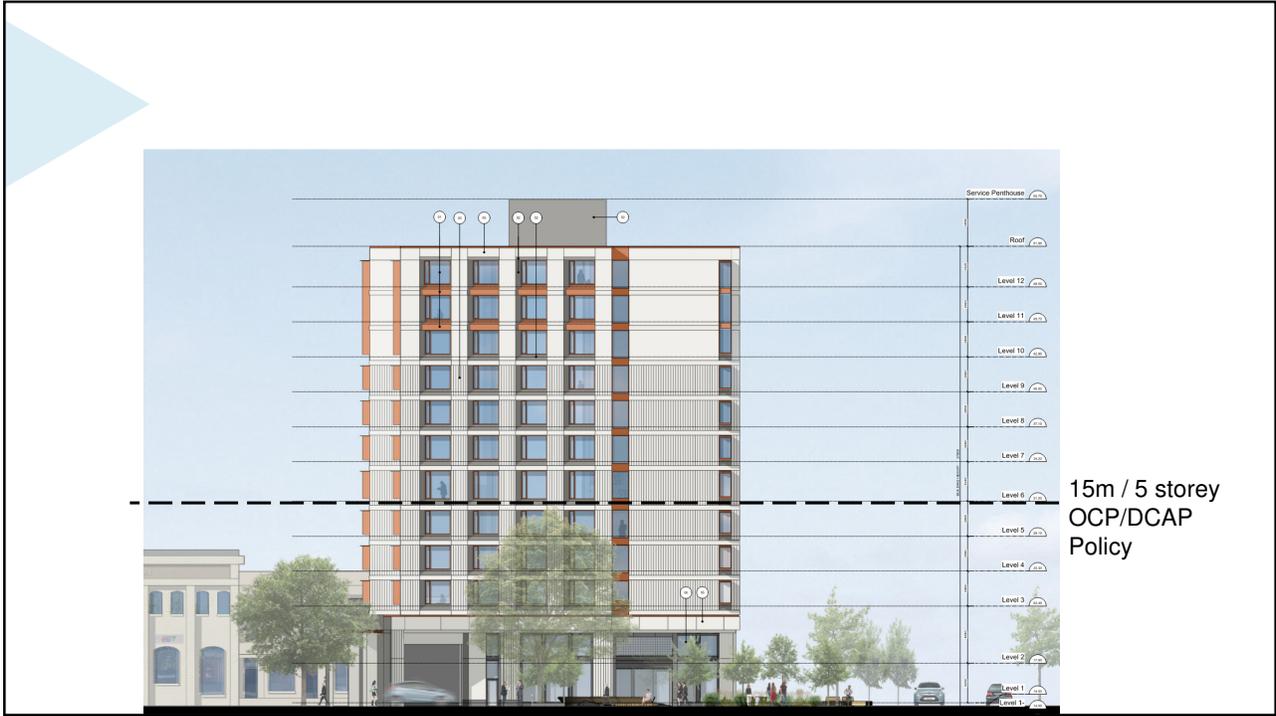
3-5 + 3 storey rooftop addition



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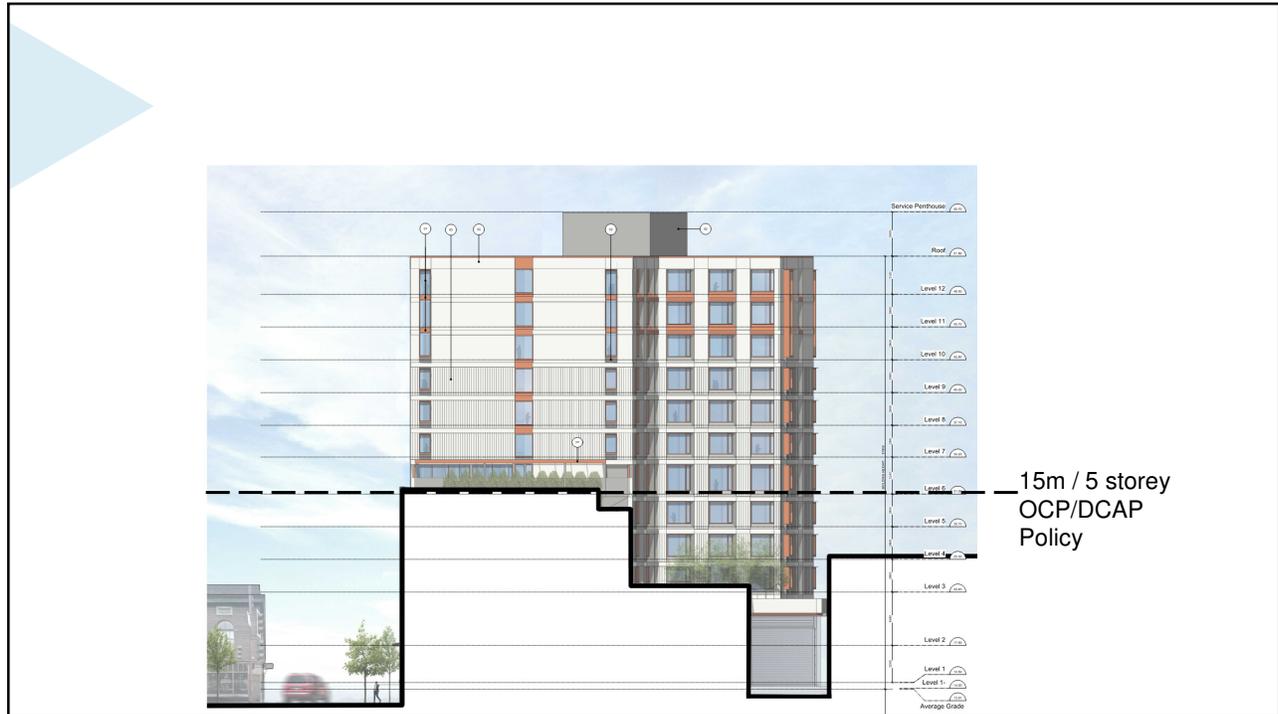
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Heritage Advisory Panel

HAPI Motion - Sept. 10, 2025 :
To decline, and that key areas should be revised.

Key guidelines where this proposal fails to meet include, but are not limited to:

- Ensure 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. (5.1.5)
- Design new buildings to reflect the established proportions, compositions, and spatial organization of adjacent historic facades (5.1.2)
- The base, middle and top need to be distinguished and this needs to be clear. The base is clear, but the top is not and needs to be further distinguished, with more than just a material change (5.3.2)
- Distinct roof line in the building design through such measures as a simplified or contemporary cornice, or parapet. There needs to be more emphasis at the top. (5.1.4)

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Renderings

PROPOSED



View looking South on Government St.



41

Renderings

PROPOSED



View looking south-west through Centennial Square



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Renderings

PROPOSED



View from Government Street, looking north



43

Renderings

PROPOSED



View looking west on Pandora



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Conclusion

Excerpt from the Old Town Guidelines

“Decisions and actions that affect historic places must protect their commemorative integrity – that is to say, the ability of their physical presence to remind us of their profound cultural importance. New construction has the potential to strengthen, as well as to erode this integrity.”



Questions



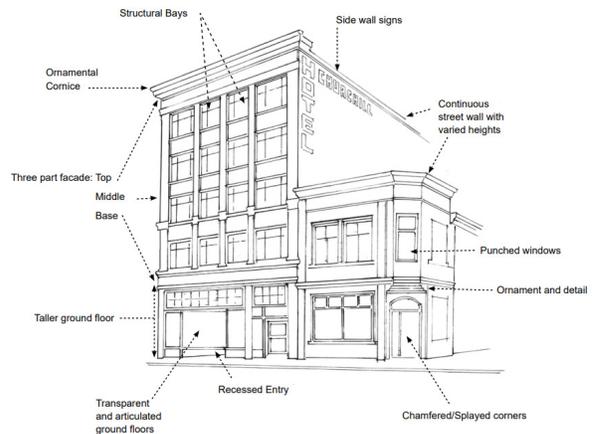
Extra Slides

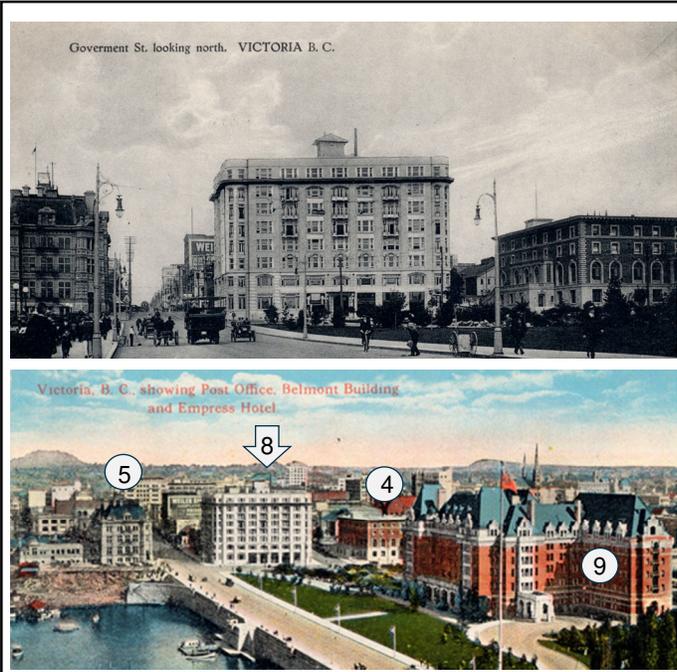


OCP Amendment, REZ No.00873 & DPV No.00269 for 603 Pandora Street

Character-Defining Elements of OLD TOWN

- Classically inspired three part building facades with a clearly defined base, middle and top;
- Vertical facade expressed by use of structural bays, vertical elements and proportions, and punched openings, including upper storey double-hung windows;
- Use of high quality materials such as wood, metal, brick, natural stone and glass;
- Well crafted facade ornamentation and detailing;
- Highly transparent and articulated ground floors incorporating recessed (raked) commercial entryways with large front display windows with multi-panelled bulkheads (window base) and continuous transom windows;
- A continuous street wall with chamfered/splayed building corners at street intersections;
- Varied range of low to mid-scale building heights generally ranging from three to five storeys;
- Varied and attractive roof lines along each street that are accented by architectural features such as parapets and cornice lines;
- The prominent use of brick masonry construction, such as the use of arched entryways into brick buildings;
- Prefabricated structural and decorative components of exterior facades of commercial buildings such as wood brackets and tin cornices;
- The presence of pedestrian paths, mews, alleys and courtyards within and through blocks; and
- Architecturally distinctive buildings at street heads.



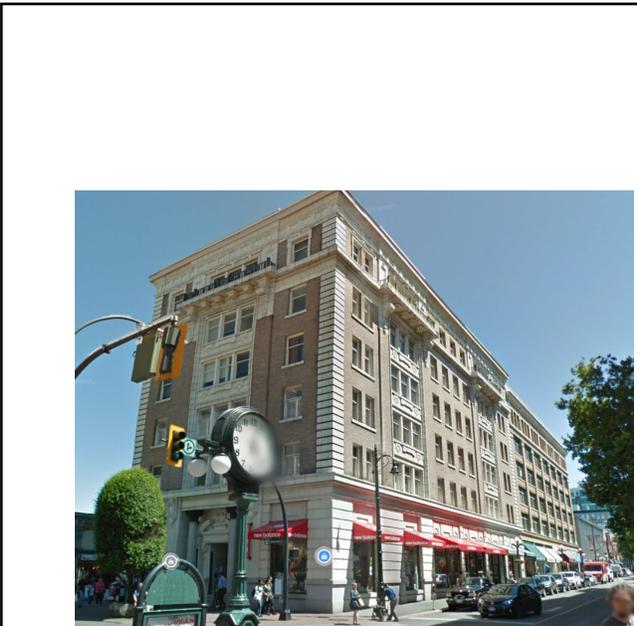


Old Town Context – Belmont Building, Edwardian

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Old Town Context - Edwardian

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