







1991

## CONTEXT PLAN

VANCOUVER STREET

PANDORA AVENUE

QUADRA STREET

ST. JOHN THE DIVINE  
ANGLICAN CHURCH

McDONALD'S

5-STORY

2-STOREY  
RETAIL  
BUILDING

1-STOREY  
RETAIL  
BUILDING

2-STORY

1-STOP

100

## 3-STOREY

1-STORE®

1-STORE

ALIX GOOLDEN  
PERFORMANCE HALLOUR PLACE  
SOCIETY

Received  
City of Victoria

~~JUN 27 2018~~

Planning & Development Department  
Development Services Division

137

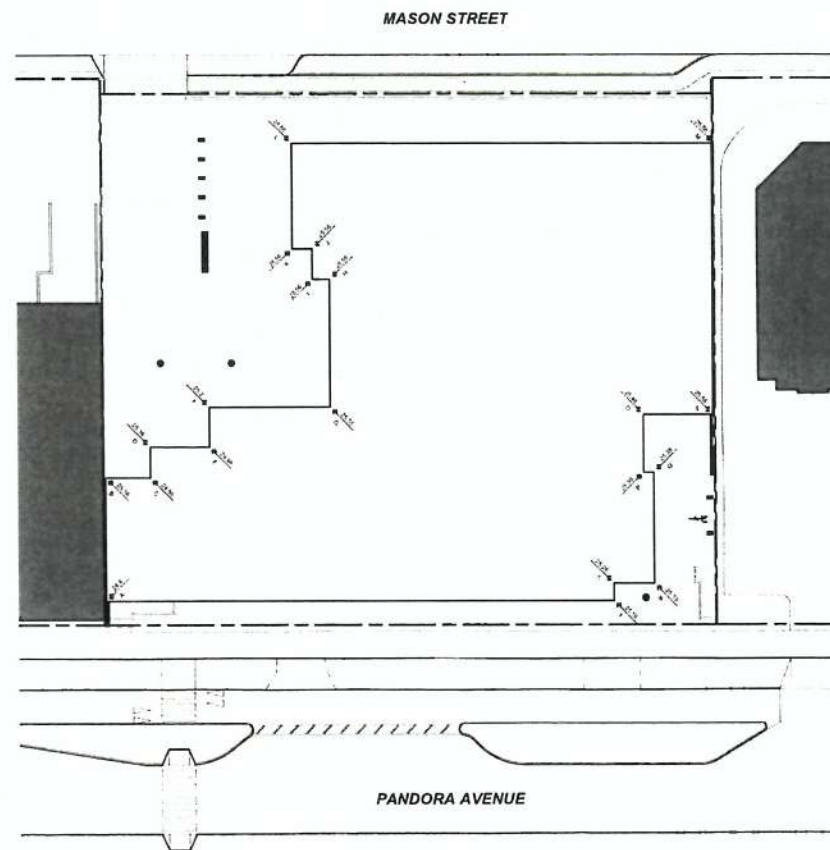
22

PO: 615 Types Wood  
Vancouver BC V6N 1A1  
Tel: 250 288 5108  
Fax: 250 288 5418

## 932 Pandora

Grade	Elevation	Grade	Average Of	Distance Between	Totals
Points		Points A & B	Both Points	Grade Points (m)	Distance
A	24.4	Points A & B	24.78	13.5	337.01
B	25.16	Points B & C	25.07	10.2	255.71
C	24.98	Points C & D	25.07	2.8	70.20
D	25.16	Points D & E	25.07	3.3	82.73
E	24.98	Points E & F	25.09	3.0	75.27
F	25.2	Points F & G	25.38	2.4	60.91
G	25.56	Points G & H	25.56	20.4	521.42
H	25.56	Points H & I	25.56	2.2	56.23
I	25.56	Points I & J	25.56	10.0	255.60
J	25.56	Points J & K	25.56	35.0	894.60
K	25.56	Points K & L	25.56	10.0	255.60
L	25.56	Points L & M	25.56	0.5	12.78
M	25.56	Points M & N	25.56	18.1	462.64
N	25.56	Points N & O	25.51	1.5	38.27
O	25.46	Points O & P	25.42	13.1	333.00
P	25.38	Points P & Q	25.38	30.6	776.63
Q	25.38	Points Q & R	25.29	3.8	96.08
R	25.19	Points K & L	25.23	10.0	252.25
S	25.26	Points L & M	25.23	0.5	12.61
T	25.19	Points M & N	25.23	45.5	1147.74
				Total	5997.28

Grade Calculation	236.5	23.36
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A3

一、二、三、四、五、六、七、八、九、十、十一、十二、十三、十四、十五、十六、十七、十八、十九、二十、二十一、二十二、二十三、二十四、二十五、二十六、二十七、二十八、二十九、三十、三十一、三十二、三十三、三十四、三十五、三十六、三十七、三十八、三十九、四十、四十一、四十二、四十三、四十四、四十五、四十六、四十七、四十八、四十九、五十、五十一、五十二、五十三、五十四、五十五、五十六、五十七、五十八、五十九、六十、六十一、六十二、六十三、六十四、六十五、六十六、六十七、六十八、六十九、七十、七十一、七十二、七十三、七十四、七十五、七十六、七十七、七十八、七十九、八十、八十一、八十二、八十三、八十四、八十五、八十六、八十七、八十八、八十九、九十、九十一、九十二、九十三、九十四、九十五、九十六、九十七、九十八、九十九、一百。

9332 PANDORA AVENUE

### AVERAGE GRADE CALCULATION

132

20

201: 055 Year 8/9  
Victoria, BC V8A 1M5  
x 1 250 388 5028

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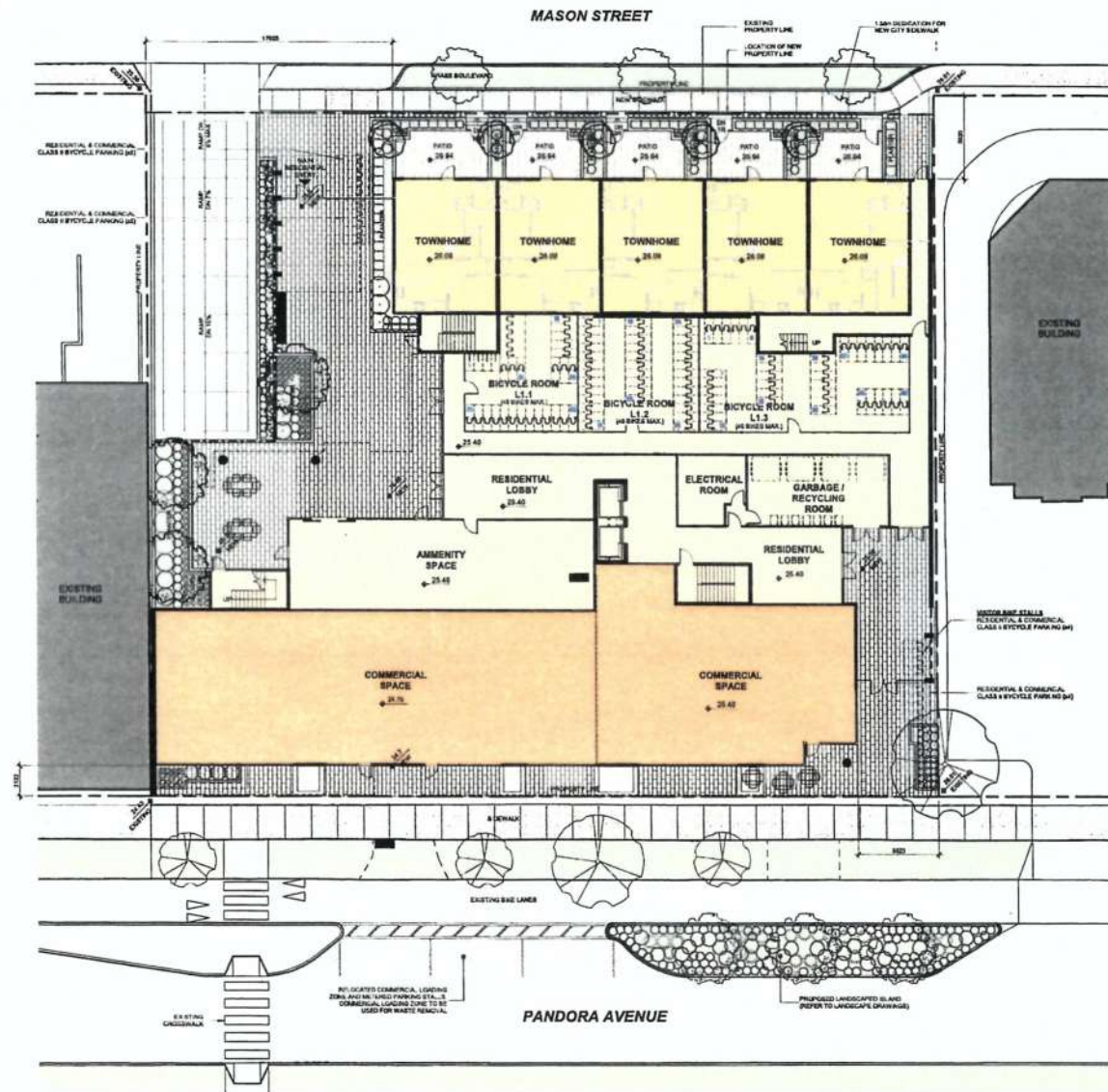
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Development Services Division



PROJECT LOCATION



CITY OF VICTORIA  
 RECEIVED DEEMED  
 NOV 07 2018 JUN 27 2018



932 PANDORA AVENUE

SITE PLAN

A4

DATE: JUNE 2018  
 SCALE: 1:500  
 DRAWN: THESEAS FOR CIVIL ENGINEERING



FOR

202-485-7000  
 1111-1111-1111  
 1111-1111-1111



# 932 PANDORA AVENUE

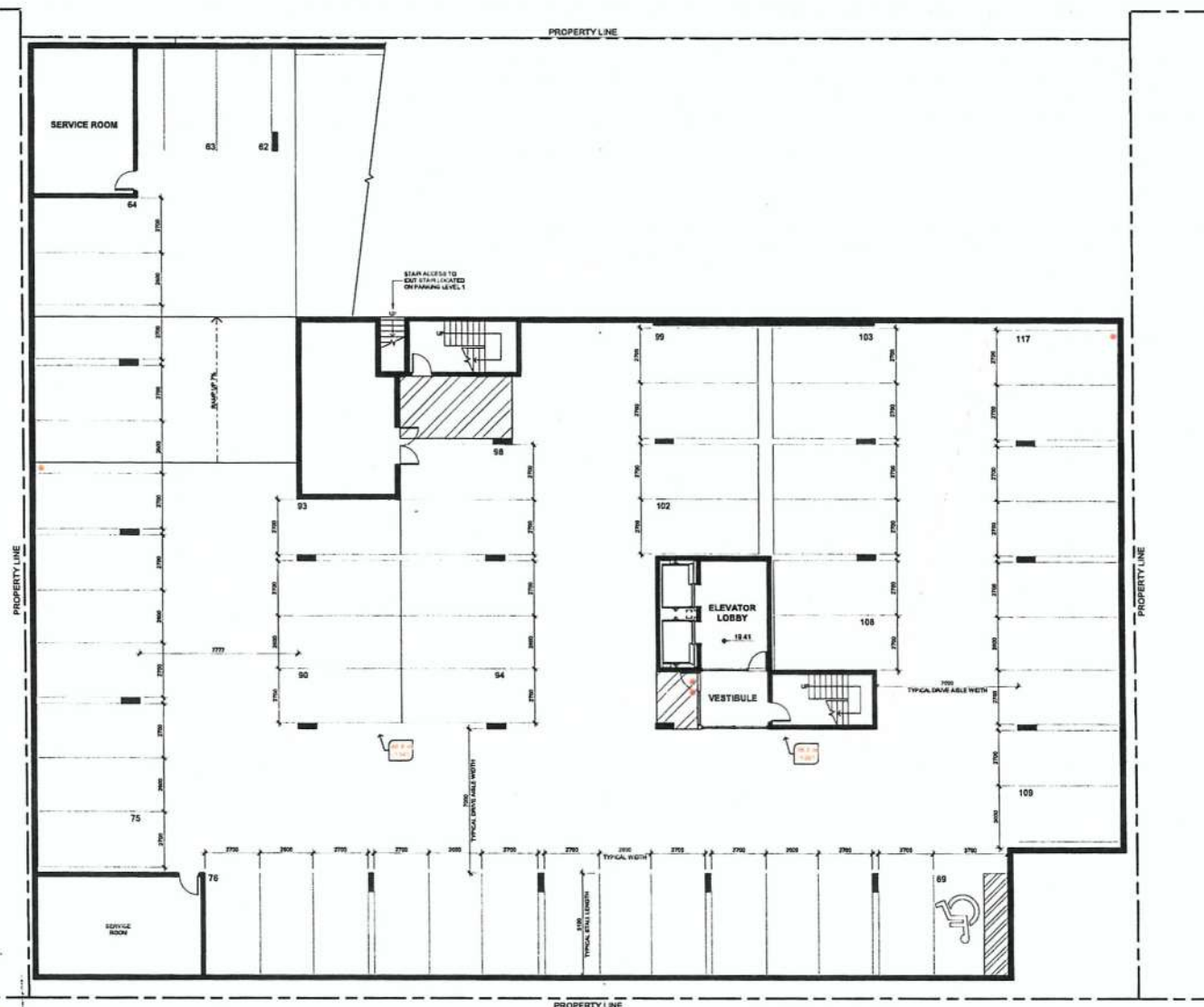
## PARKING LEVEL 2



See also: 932 Pandora Ave  
1:1000 2018 06 08  
1:1000 2018 06 08

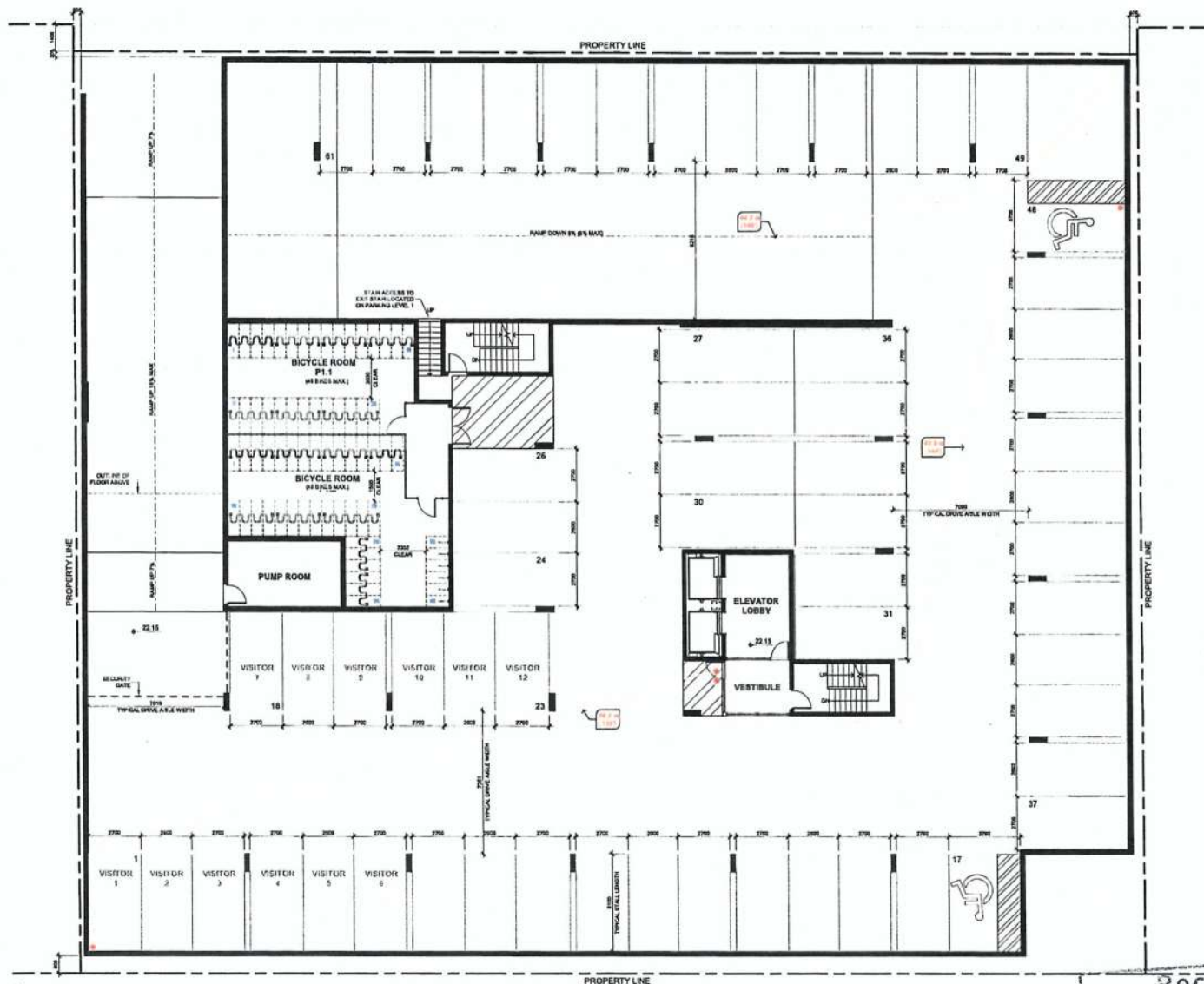


NORTH



Received  
City of Victoria  
*Depend: June 27, 2018*  
OCT 29 2018

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932 PANDORA AVENUE  
PARKING LEVEL 1  
A6  
DATE: JUNE 2018  
SCALE: 1:100  
REVISION: REVISION FOR DESIGN PRINT

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City of Victoria  
Deemed: June 27, 2018  
NOV 01 2018  
NORTH  
Planning & Development Department  
Development Services Division







DATE: JUNE 2018  
SCALE: 1:100  
ISSUE: WE-BUILD FOR DESIGNER REPORT

2CH



Deemed: June 27, 2018  
NOV 01 2018

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Development Services Division



EXTENT OF BALCONY THAT  
EXISTS INTO REAR YARD  
SHOWN IN RED LINE ONLY

EXTENT OF BALCONY THAT  
EXISTS INTO REAR YARD  
SHOWN IN RED LINE ONLY



**932 PANDORA AVENUE**  
**LEVEL 2 FLOOR PLAN**  
 DATE: JAN 2018  
 SCALE: 1/8" = 1'-0"  
 DRAWN BY: [illegible] FOR: [illegible]

**A8**

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255-155 West Street  
 Victoria, BC V8V 2M6  
 Tel: 250-363-5555  
 Fax: 250-363-5556

## LEVELS 3, 4, & 5 FLOOR PLANS



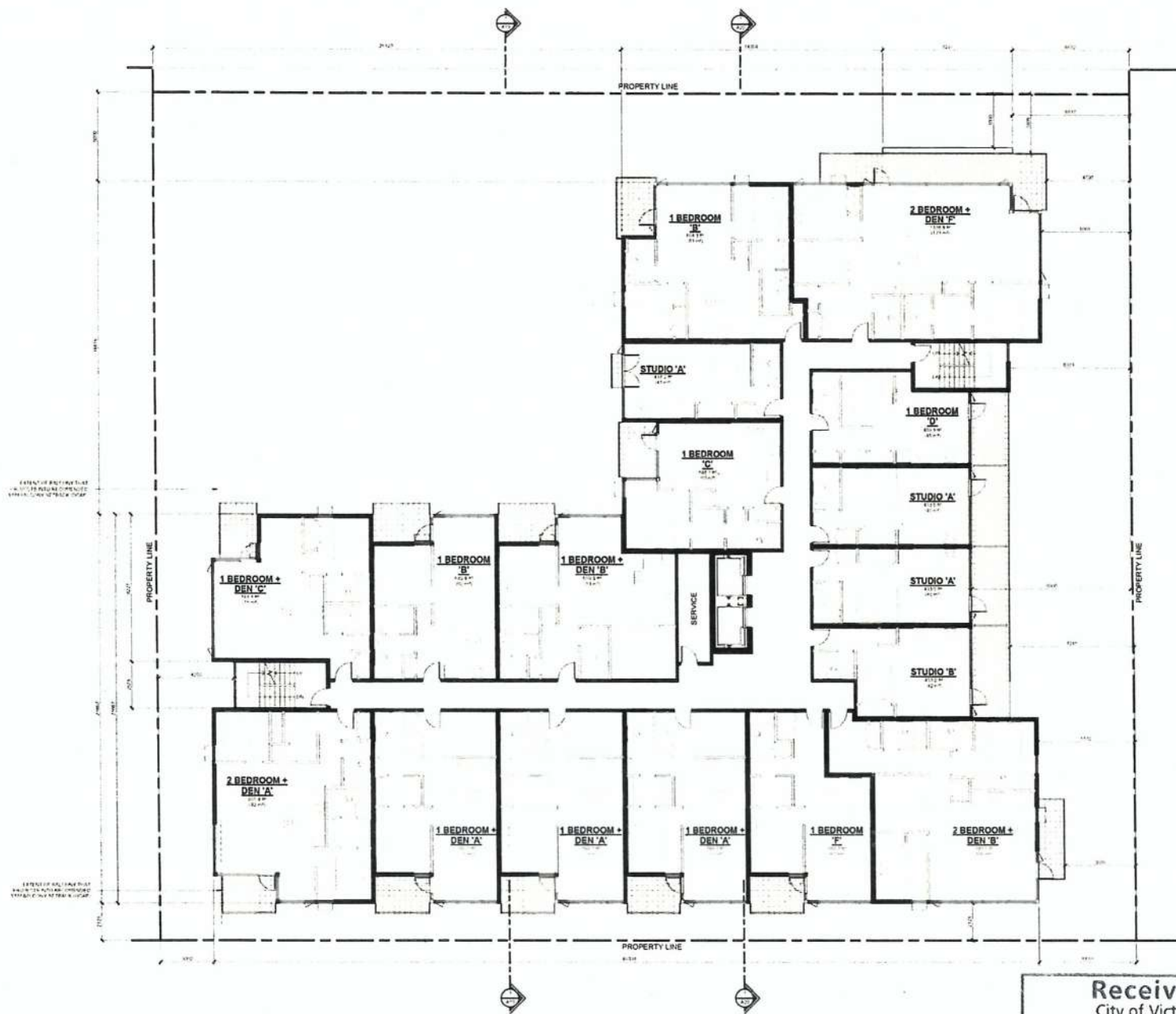
203-855 Type Pistol  
Victrola DC VRA 043  
# 1 260 383 548



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**932 PANDORA AVENUE**  
**LEVEL 8 FLOOR PLAN**  
**A11**

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203 451 Pine Road  
 Victoria BC V8V 2H6  
 T 250 385 5555  
 F 250 385 5555



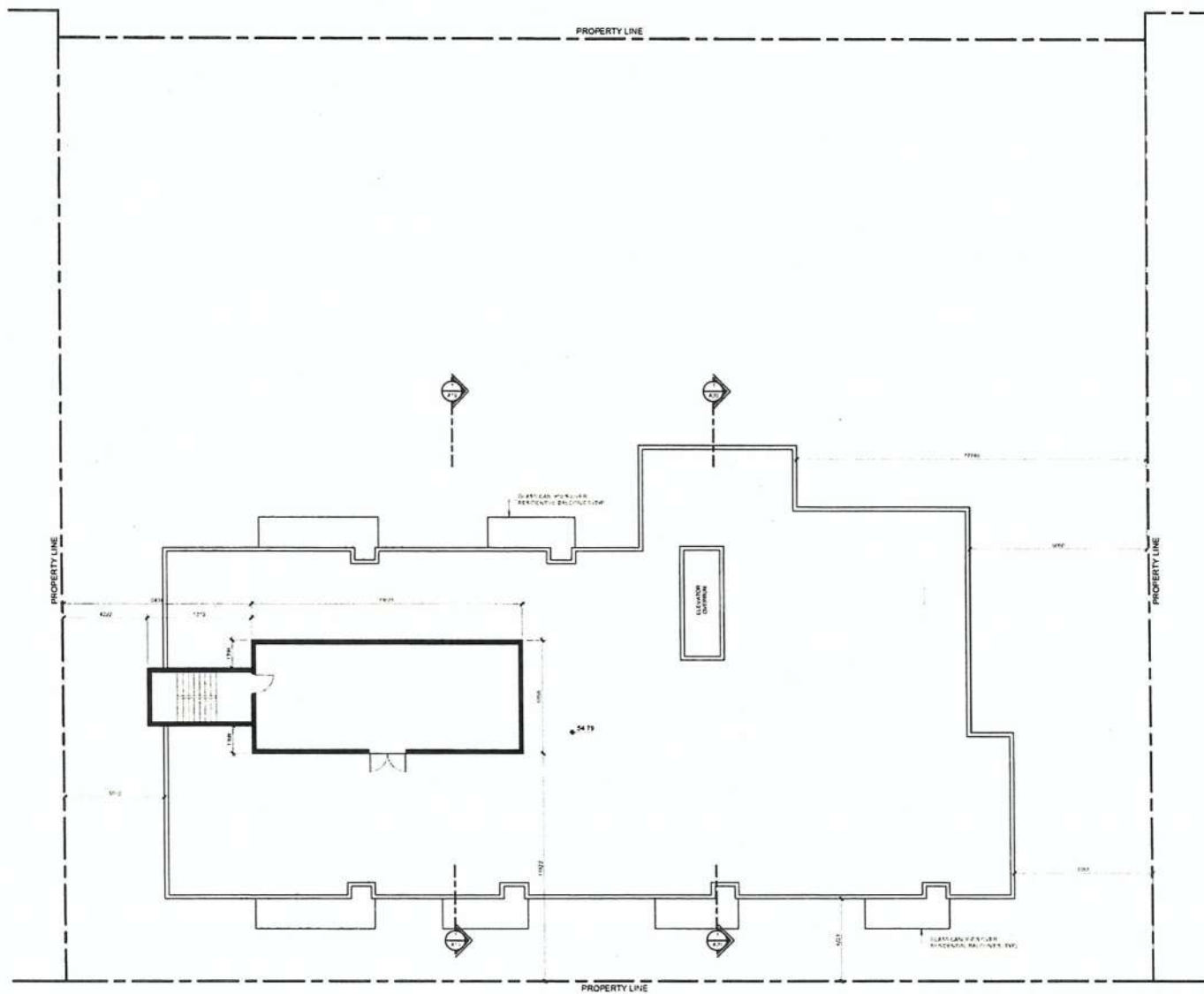
22

100 405 Type H cells  
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**932 PANDORA AVENUE**  
**ROOF PLAN**  
**A14**

DATE: JUNE 2019  
 SCALE: 1:100  
 NAME: PREPARED FOR DEVELOPMENT PLAN

**CEI**  
**CDR**  
 201-651-1000  
 1000-1000-1000  
 1-1-100-100-1000



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**JUN 27 2019**

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SOUTH EVALUATION



3

© 2003 - 055, Type Buses  
Vedina DC Vrh G.O.  
t. 0 200 380 500

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### ELEVATION LEGEND

- |                                         |                                                         |                                            |                                               |
|-----------------------------------------|---------------------------------------------------------|--------------------------------------------|-----------------------------------------------|
| 1 CLEAR VISION GLASS                    | 4 EXTERIOR CEDAR CLADDING                               | 7 PRE-FINISHED PERFORATED METAL SCREENS    | 10 LIGHT COLOURED PRE-FINISHED METAL CLADDING |
| 2 GLASS GLASS SPANDREL (50mm)           | 5 EXTERIOR CEDAR SHIPPY                                 | 8 PRE-FINISHED METAL PICKET SECURITY FENCE | 11 VERTICAL WOOD SCREEN                       |
| 3 GLASS GLASS SPANDREL (100mm)          | 6 EXPOSED CONCRETE W/ EPOXY GROUT AND GUINCHES CONCRETE | 9 PRE-FINISHED METAL CAP                   | 12 GLASS PATIO GATE                           |
| 4 PRE-FINISHED COMPOSITE ALUMINUM PANEL | 7 WHITE LAMINATED WOOD COLUMN                           | 10 COLOURED VINYL GLASS (50mm)             | 13 PINE CEILING PANEL                         |
| 5 BRICK MASONRY                         | 8 ALUMINUM & GLASS GUARDRAIL                            | 11 TRANSPARENT GLASS BALCONY RAILINGS      | 14 GLASS CANOPY                               |



2 SOUTH ELEVATION  
A15 SCALE 1/100



ELEVATION LEGEND

- |                                        |                                                       |                                             |                                               |
|----------------------------------------|-------------------------------------------------------|---------------------------------------------|-----------------------------------------------|
| 1 CLEAR VISION GLASS                   | 4 EXTERIOR CEDAR CLADDING                             | 14 PREFINISHED PERFORATED METAL SCREENS     | 24 LIGHT COLOURED PRE-FINISHED METAL CLADDING |
| 2 OPAQUE GLASS SPANDREL                | 5 EXTERIOR CEDAR ROOF                                 | 15 PRE-FINISHED METAL PICKET SECURITY FENCE | 25 VERTICAL WOOD SCREEN                       |
| 3 OPAQUE GLASS SPANDREL                | 6 EXTERIOR CONCRETE w/ BRICK COATING (CONCRETE COLOR) | 16 PRE-FINISHED METAL CAP FLASHING          | 26 GLASS PATIO GATE                           |
| 4 PREFINISHED COMPOSITE ALUMINUM PANEL | 7 BLUE LAMINATED WOOD CLADDING                        | 17 COLOURED VISION GLASS                    | 27 FIBRE CEMENT PANEL                         |
| 5 BRICK MASONRY                        | 8 ALUMINUM & GLASS GLAZIAL                            | 18 TRANSLUCENT GLASS BALCONY DIVIDERS       | 28 GLASS CANOPY                               |



1 WEST BUILDING ELEVATION  
A16 SCALE 1/100

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JUN 27 2018

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ELEVATION LEGEND

- |                                          |                                                     |                                            |                                              |
|------------------------------------------|-----------------------------------------------------|--------------------------------------------|----------------------------------------------|
| 1 CLEAR VISION GLASS                     | 2 EXTERIOR CEDAR CLADDING                           | 3 PRE-FINISHED PERFORATED METAL SCREENS    | 4 LIGHT COLOURED PRE-FINISHED METAL CLADDING |
| 5 OPAQUE GLASS SPANDREL                  | 6 EXTERIOR CEDAR SHIPIT                             | 7 PRE-FINISHED METAL POCKET SECURITY FENCE | 8 VERTICAL WOOD SCREEN                       |
| 9 OPAQUE GLASS SPANDREL                  | 10 ASPERSED CONCRETE W/EPDMY COATED CONCRETE COLUMN | 11 PRE-FINISHED METAL GAP FILLING          | 12 GLASS PATIO GATE                          |
| 13 PRE-FINISHED COMPOSITE ALUMINUM PANEL | 14 BLUE LAMINATED WOOD COLUMN                       | 15 COLOURED VISION GLASS                   | 16 FIBRE CEMENT PANEL                        |
| 17 BRICK HANDRAIL                        | 18 ALUMINUM & GLASS GUARDRAIL                       | 19 TRANSLUCENT GLASS BALCONY DIVIDERS      | 20 GLASS CANOPY                              |



1 NORTH BUILDING ELEVATION  
A17 SCALE 1/100

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**ELEVATION LEGEND**

- |                                         |                                                     |                                             |                                               |
|-----------------------------------------|-----------------------------------------------------|---------------------------------------------|-----------------------------------------------|
| 1 CLEAR VISION GLASS                    | 11 EXTERIOR CEDAR CLADDING                          | 21 PRE-FINISHED PERFORATED METAL SCREENS    | 31 LIGHT COLOURED PRE-FINISHED METAL CLADDING |
| 2 OPAQUE GLASS SPANDREL (1.1.7.0.4)     | 12 EXTERIOR CEDAR SHYITE                            | 22 PRE-FINISHED METAL PICKET SECURITY FENCE | 32 VERTICAL WOOD SCREEN                       |
| 3 OPAQUE GLASS SPANDREL (1.1.7.0.2)     | 13 EXPOSED CONCRETE w/ EPOXY COATED CONCRETE COLOUR | 23 PRE-FINISHED METAL LAP PLASING           | 33 GLASS PATIO GATE                           |
| 4 PRE-FINISHED COMPOSITE ALUMINUM PANEL | 14 BLUE LAMINATED WOOD COLUMN                       | 24 COLOURED VISION GLASS (3 CAMPA)          | 34 FIBRE CEMENT PANEL                         |
| 5 BRICK MASONRY                         | 15 ALUMINUM & GLASS GLAZING                         | 25 TRANSLUCENT GLASS BLUZZY DIVIDER         | 35 GLASS CANOPY                               |

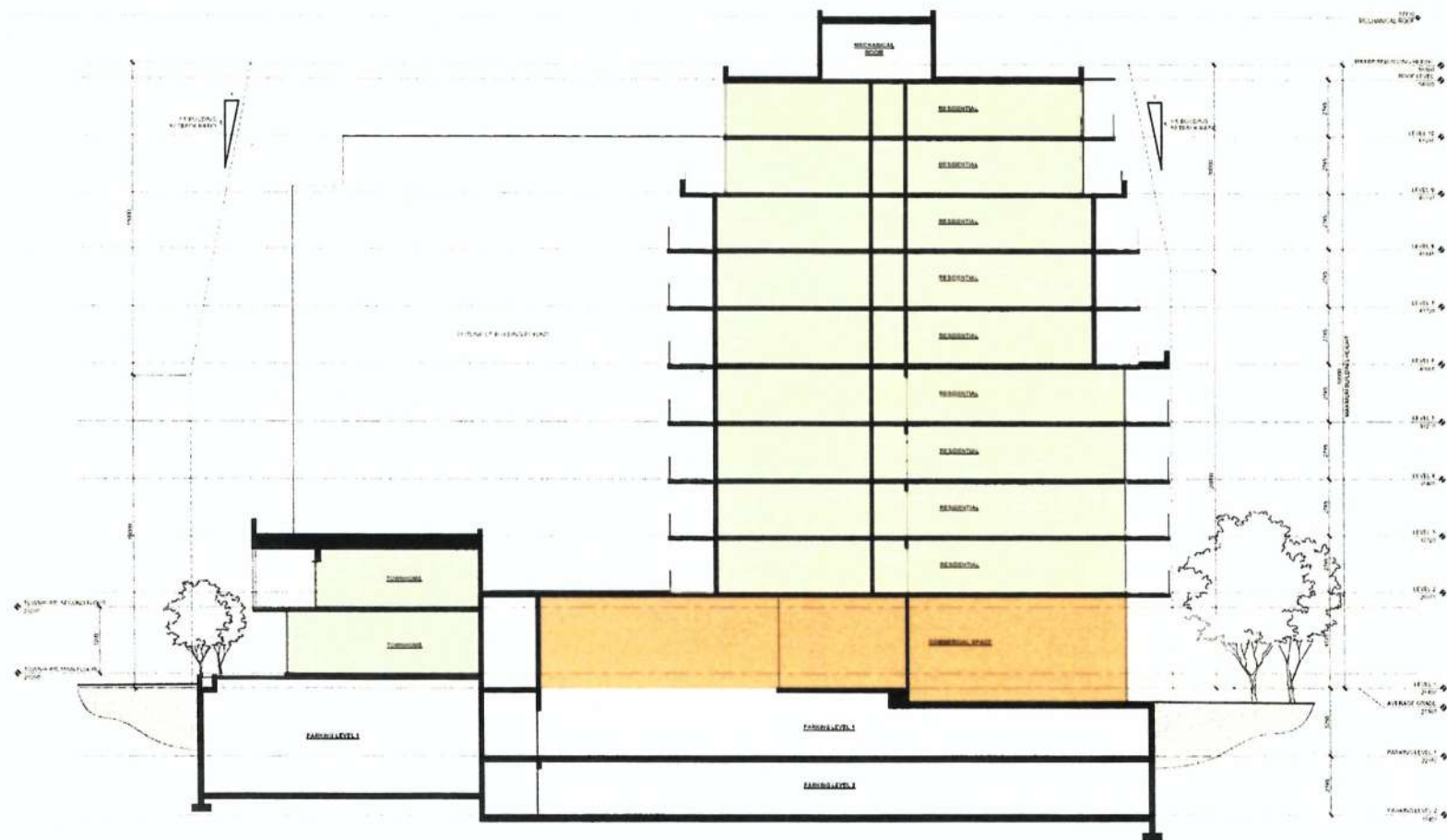
1 EAST BUILDING ELEVATION  
A18 SCALE 1:100

**932 PANDORA AVENUE**  
**EAST ELEVATION**  
**A18**  
 DATE: JAN 2018  
 SCALE: As Shown  
 NOTE: RE-USED FOR REPLACEMENT PRINT

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**JUN 27 2018**  
  
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 Development Services Division

**CEI**  
**HR**  
 201 551 5000  
 1 800 268 3443  
 1 778 991 9418



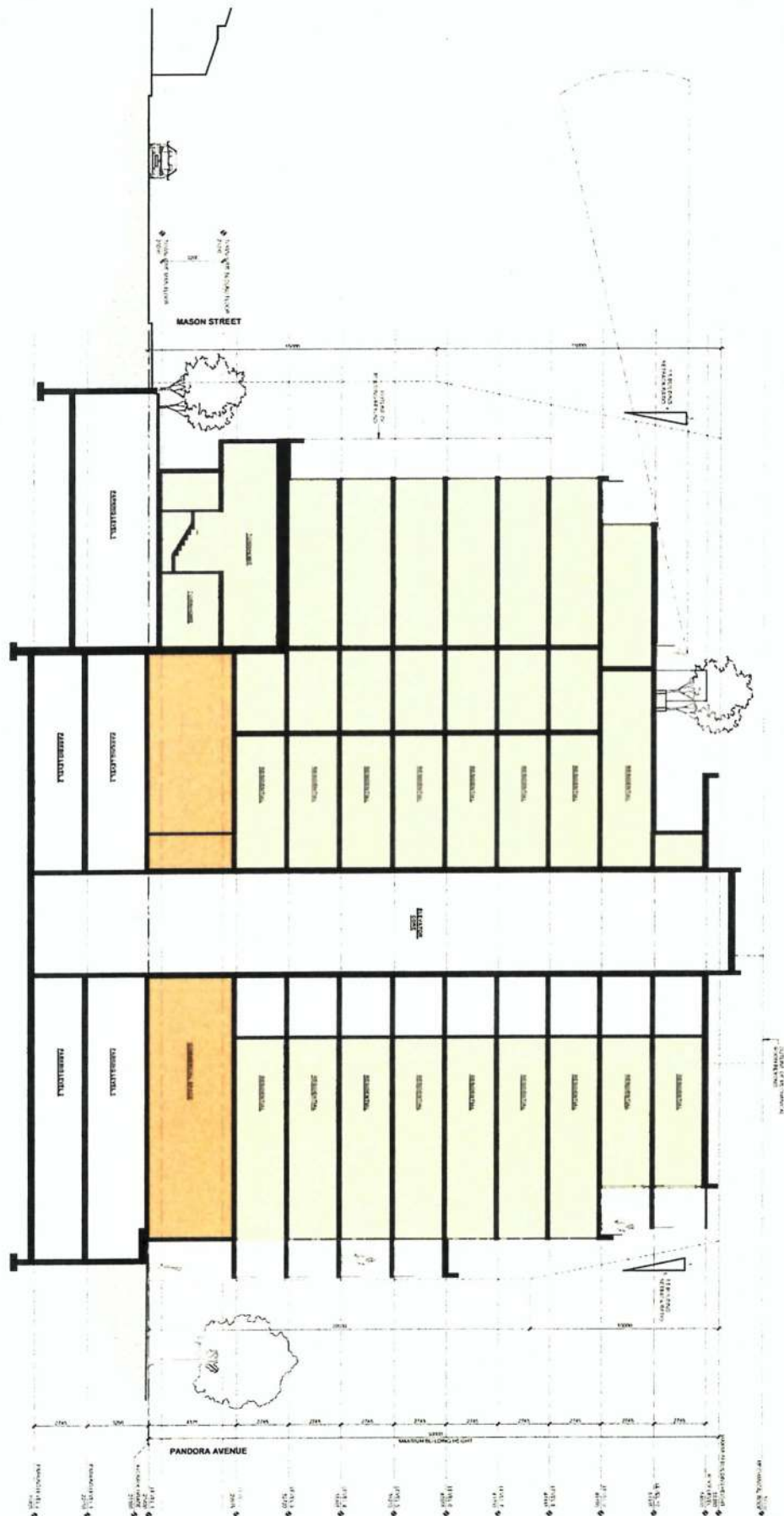


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JUN 27 2019

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932 PANDORA AVENUE

BUILDING SECTION

DATE: JUN 2018  
SCALE: 1/8" = 1'-0"  
NOTE: FOR DEVELOPMENT PERMIT

A20

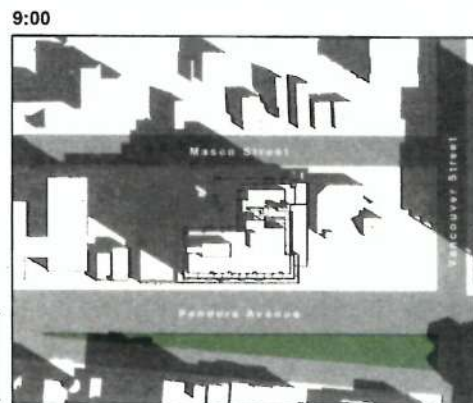
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JUN 27 2018

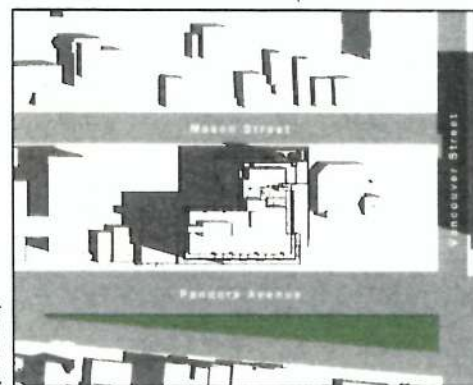
Planning & Development Dept.  
Development Services Division

CEI  
273 - 655 Tyme Road  
Victoria BC V8M 0G3  
T 1 250 283 5108  
F 1 250 283 3416

**SPRING EQUINOX**  
(March 20)



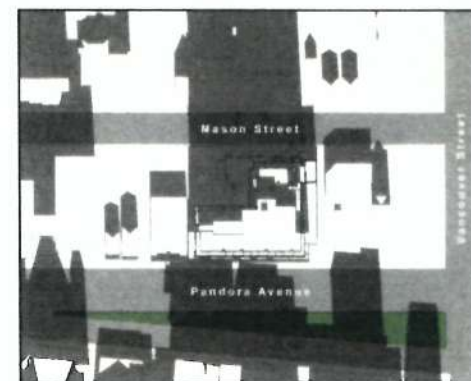
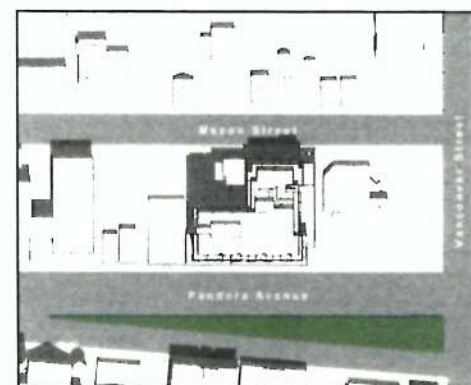
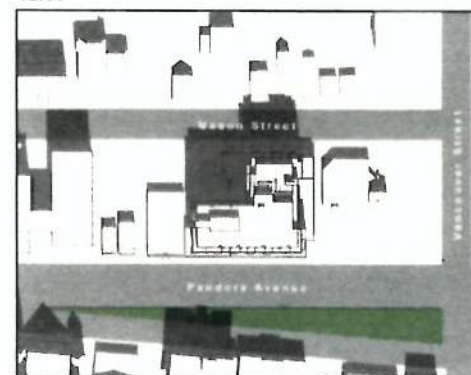
**SUMMER SOLTICE**  
(June 20)



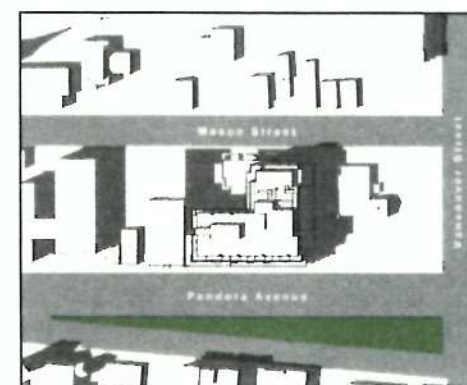
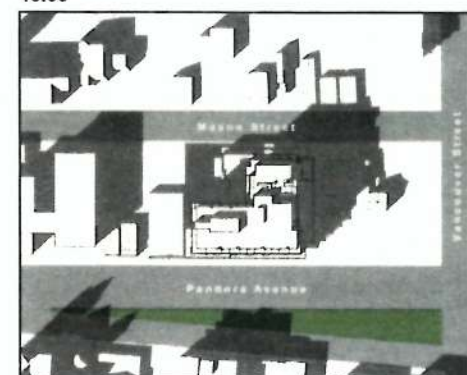
**WINTER SOLTICE**  
(December 21)



**12:00**



**15:00**







Quedna Street

PROPOSED DEVELOPMENT

Vancouver Street

**CONTEXT ELEVATION ALONG PANDORA AVENUE**



Vancouver Street

PROPOSED DEVELOPMENT

Quedna Street

**CONTEXT ELEVATION ALONG MASON STREET**



**RESIDENTIAL SECURITY GATE ON MASON STREET**



**RESIDENTIAL ENTRANCE GATE ON PANDORA AVE STREET**





View Looking at Residential Entrance on Pandora Avenue



View Looking West on Pandora Avenue



View Looking West on Mason Street



223-401-Town Road  
 #1100  
 Victoria, BC V8V 2H4

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JUN 27 2023

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 Development Services Division





View Looking at Residential Entrance on Mason Street



View Looking Into Courtyard

**A24**  
DATE: JUNE 2018  
SCALE: 1/8"=1'-0"  
PROJECT: 9332 PANDORA AVENUE DEVELOPMENT PROJECT  
**9332 PANDORA AVENUE**  
**PERSPECTIVE RENDERINGS**



225 455 West Road  
Vancouver, BC V6V 1A8  
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FAX: 604.261.1001

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Development Services Division



**View Looking West on Pandora Avenue**



**View Looking East on Pandora Avenue**



**View Looking West on Mason Street**



View Looking East on Mason Street

A25

FROM  
BOSTON, MAY 10

9332 PANDORA AVENUE

## STREET VIEWS



८८

205 655 Type Road  
Victoria BC V8A 6K3  
1 250 388 5538

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**NORTH ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**



The site for the proposed multi-family residential project falls within the OPA-3 Heritage Conservation district. The design guidelines for this district encourage the use of building materials that will conserve and enhance the heritage value of the significant historic buildings within the district, most notably the masonry and brick churches along Quadra St.

To meet the intent of the design guidelines, brick cladding is proposed as the primary cladding material for the base of the building. Cement panel cladding will also be incorporated as an accent material in areas of the upper floors. Colored glazing alluding to the stained glass window of the church will enclose the end of the west stairwell for the full height of the building. Staggered masonry patterns around the building recall the offset masonry joints of the stone churches and tall narrow windows commonly located within a church spire have been incorporated as accent windows on the north facade of the building. These design elements, in combination, respectfully acknowledge and reinforce the unique architectural character of this district.



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25 June 2018

Leanne Taylor  
Senior Planner  
City of Victoria  
1 Centennial Square  
Victoria BC



Email: [ltaylor@victoria.ca](mailto:ltaylor@victoria.ca)

**RE: 932 Pandora Street – Revisions to DP Application Drawings**

Dear Leanne,

Further to our meeting on June 19<sup>th</sup>, we are resubmitting the Drawings for 932 Pandora and have incorporated the revisions based on our discussions. The revisions reflect the comments received from the Advisory Design Panel as well as the City of Victoria Planning Department. The following is an itemized list of the revisions;

*1. Refine both Pandora Street and Mason Street Streetscapes and Entranceways;*

- Revised Planter at Mason Street entrance.
- Increased canopy size at Mason Street entrance.
- Addition of bench seating at Mason Street entrance.
- Provided accent paving at solid wall pilaster locations along Pandora Avenue. Also provide an 18" concrete base.
- Provision of a skylight at Pandora Avenue residential entrance to allow for natural light at lobby entry.

*2. Introduction of non-reflective materials in lieu of spandrel panels;*

- Large areas of spandrel panels has been revised to cementitious cladding as per bubbled locations on elevations.

hdrcei.com

HDR | CEI Architecture Associates, Inc.  
500 – 1500 West Georgia Street, Vancouver, BC, CA V6G 2Z6  
(604) 687-1898

Douglas S. Wignall, Architect AIA, AIBC, AAA, MRAIC

3. *Revisions to 9<sup>th</sup> floor continuous balcony.*

- The balcony on the 9<sup>th</sup> floor has been modified to be a combination of cementitious cladding on parapet wall, full-height glazing, and a combination of glazing and solid parapet. Refer to bubbled location noted on elevations.

4. *Additional ADP Considerations;*

- Revised rooms with no windows in Townhome level 2 to be noted as "DEN".
- Garbage/Recycling Room and route was been reviewed by Engineering and approved in its current configuration.
- Improve separation between level 9 unit and common rooftop terrace.
- Provision of a washroom for outdoor patio (*universal W.C. + 2 sinks*)
- Addition of a planter on the South-West level 2 roof.
- Addition of glass canopies for level 10 balconies

5. *Additional Planning Department Considerations:*

- Revised WEST balconies to comply with balcony minimum clearance to side property line of 3.5m (as per *Residential Building Separation Guidelines in the City of Victoria Downtown Core Area Plan*).

We trust these noted revisions reflect the discussions to date and will allow the Planning Department to complete their planning review and processing. We would be pleased to meet with you if you'd like to further discuss any of the above items.

Respectfully,

HDR|CEI Architecture Associates Ltd



Jim Aalders Architect AIBC, MRAIC, LEED AP