



25 June 2018

Leanne Taylor
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City of Victoria
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Victoria BC



Email: ltaylor@victoria.ca

RE: 932 Pandora Street – Revisions to DP Application Drawings

Dear Leanne,

Further to our meeting on June 19th, 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.

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3. *Revisions to 9th floor continuous balcony.*

- The balcony on the 9th 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,

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Jim Aalders Architect AIBC, MRAIC, LEED AP