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# Rezoning and Development Permit Applications for 926 and 932 Pandora Ave



## SUBJECT PROPERTIES



Pandora Ave frontage



Mason St frontage

## PROPERTY TO THE EAST



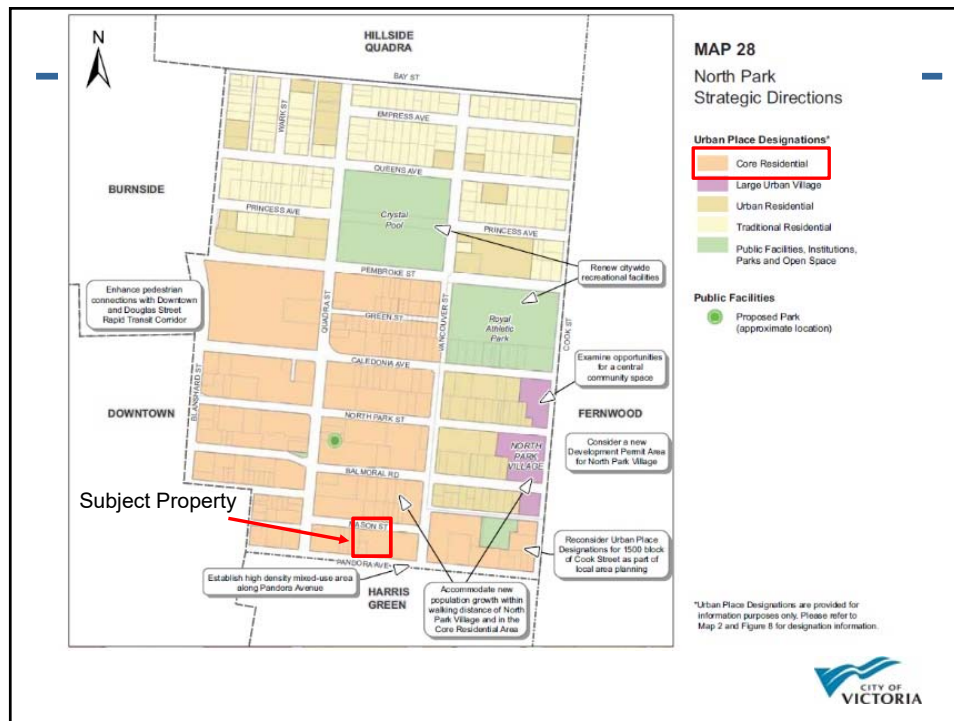
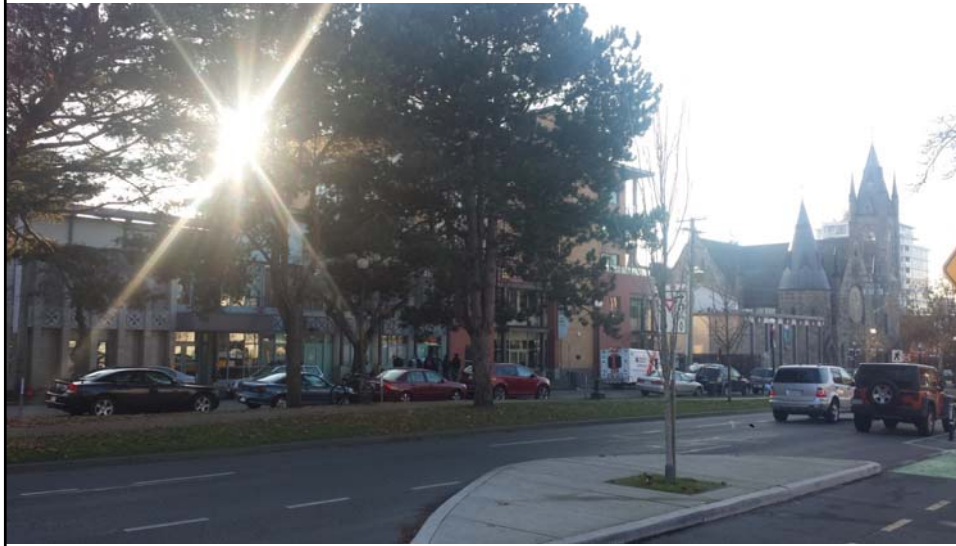
## PROPERTY TO THE WEST



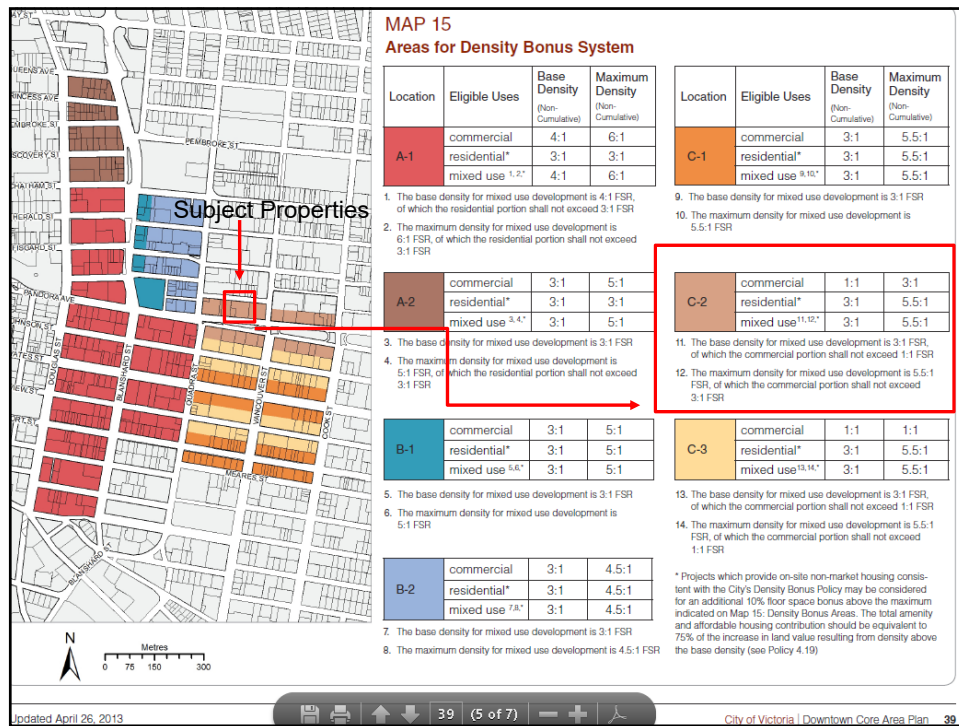
## PROPERTIES TO THE NORTH



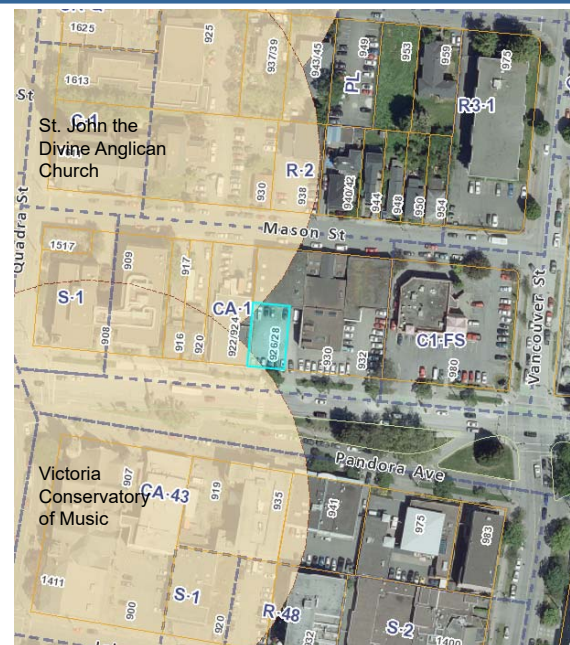
## PROPERTIES TO THE SOUTH







## HERITAGE LANDMARK BUILDINGS AND 90M LANDMARK RADIUS



## PROPOSED SITE PLAN



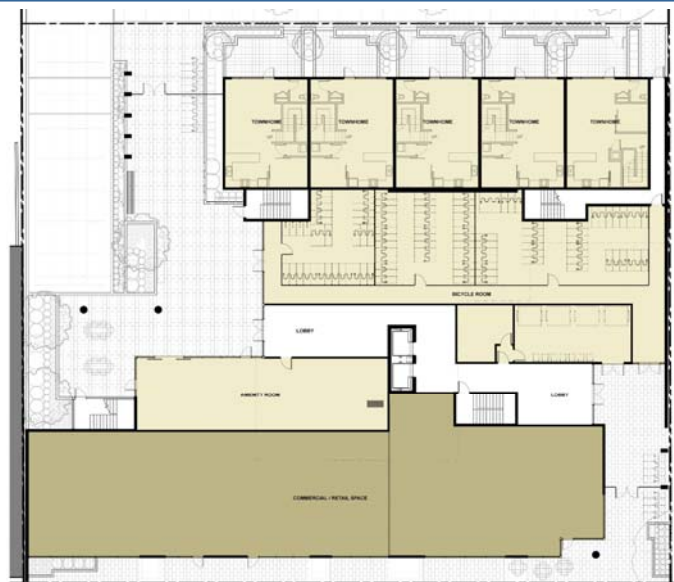
## PARKING LEVEL 1



## PARKING LEVEL 2



## FLOOR PLANS (Main Floor Level)



## Floor Plan (Typical Floor 2)



## FLOOR PLANS (Typical Floors 3-5)

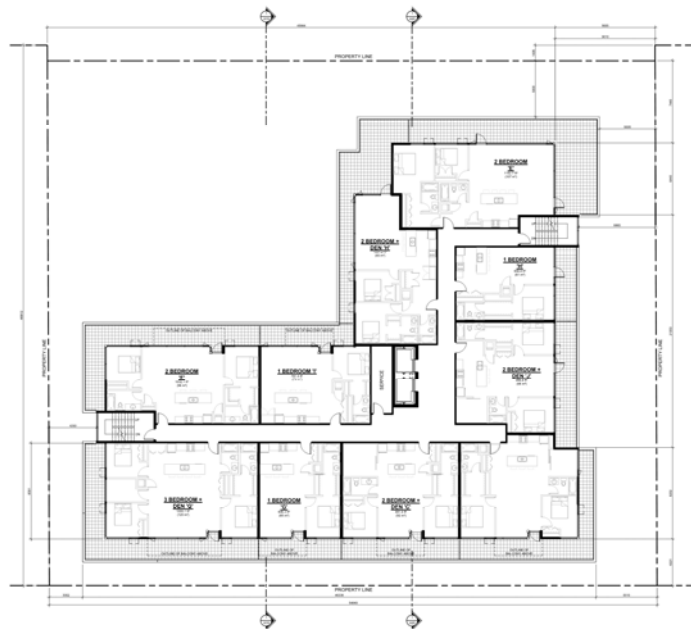




## FLOOR PLANS (Typical Floors 6-8)



## FLOOR PLANS (Typical Floor 9)



## FLOOR PLANS (Level 10 – Rooftop Amenity Deck)



## SOUTH ELEVATION (Pandora Ave)



NORTH ELEVATION (Mason St)



EAST ELEVATION



## WEST ELEVATION



## MATERIAL BOARD





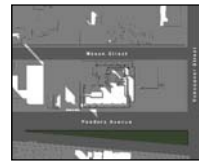
## SHADOW STUDY



[Spring 9am](#)



[Summer 9am](#)



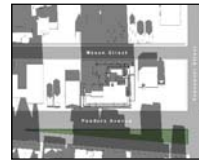
[Winter 9am](#)



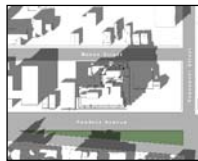
[Spring 12pm](#)



[Summer 12pm](#)



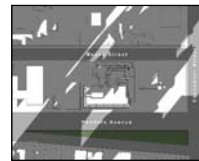
[Winter 12pm](#)



[Spring 3pm](#)



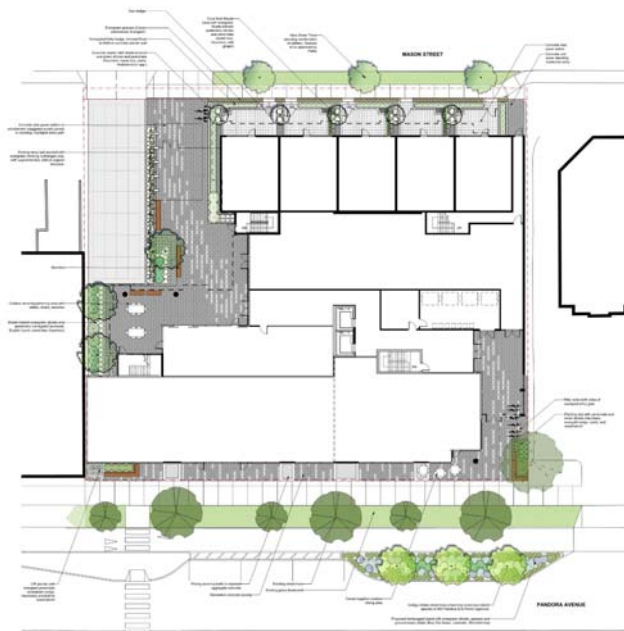
[Summer 3pm](#)



[Winter 3pm](#)



## LANDSCAPE PLANS





## RENDERINGS



## RENDERINGS



### Land Lift Analysis and Affordable Housing

- Amenity contribution in the amount of \$614,000.00
  - 75% (\$460,500) towards Downtown Core Area Public Realm Improvement Fund
  - 25% (\$153,500) towards Downtown Heritage Buildings Seismic Upgrade Fund.
- 15 dwelling units (10% of the total residential units) as affordable rental units in perpetuity
  - rented at 15% below appraised market rents
  - at least seven (7) dwelling units would be two and three bedroom units, suitable for families.



### CONTEXT ELEVATIONS



Context Elevation Along Pandora Ave



Context Elevation Along Mason St

