

September 22, 2018

Mayor and Council ,  
City of Victoria ,  
1 Centennial Square,  
Victoria BC V8W 1P6.

### **603 Pandora - Development Permit Application**

#### **Mayor and Council**

Since our submission in early 2018 , the application has been reviewed by both the Heritage Advisory Design Panel and the Advisory Design Panel and the subsequent review of the planning department . This review was aimed at having the building respond to the panel comments about improving the design to make it more “ compatible, distinguishable and subordinate “ to the immediate context of the Plaza and to the general historic context of Old Town.

The first step was to amend the colors to reduce the stark hardness of the white corner element and simplify and unify the expression by keeping all the concrete masonry elements the same color. A soft cream color was chosen to build on the tone of the existing Plaza but that was sufficiently different . The detailing of the concrete panels was intended to recall large stone masonry construction .

The west face of the corner element was revised to add more visual weight to better reflect the Old Town context . Another column was added to the single column but without connecting head and sill panels to express the transition from the existing plaza on Government to a more contemporary treatment on Pandora. The glazing at the corner was reconfigured to 45 degrees with a canopy over the L1 entry door to mirror traditional corner detailing . The balconies were chamfered again at 45 degrees and the glass colored to reflect historic details and the percentage of solids and voids found in older buildings . A built-out cornice band and thickened column bases complete the detail revisions on the corner element .

The design panels had commented that the strong balcony cantilever expression on the Pandora façade was not responsive to the Old Town context – older buildings tended to have recessed balconies deeply inset into the building walls . As a result , the top two floors of the building were pulled back so that the balconies aligned with the property line. The balconies on the lower levels, within the masonry facade element, were also pulled back to reduce the cantilever effect and the building face pulled back to create a deep inset at each balcony . The parapet of this element was articulated like the building corner and was carried up to act as a wall for the balcony above increasing the building’s visual mass.

The façade between the corner element and the contextual piece on Pandora was pushed back from the property line to better highlight these pieces. The ground level glass plane at the residential entry was better integrated with the steel columns and angled away from the street again at 45 degrees maintaining consistency with the corner treatment.

Regards



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