
Heritage Alteration Permit with Variances for 603-607 Pandora Ave.



Location | 603-607 Pandora Avenue



Location | 603-607 Pandora Avenue



Existing Site



Existing Site



Existing Site



Existing Site



Neighbouring Properties | Chinatown



Neighbouring Properties | MEC Building



Neighbouring Properties | MEC Building



Neighbouring Properties | McPherson Playhouse



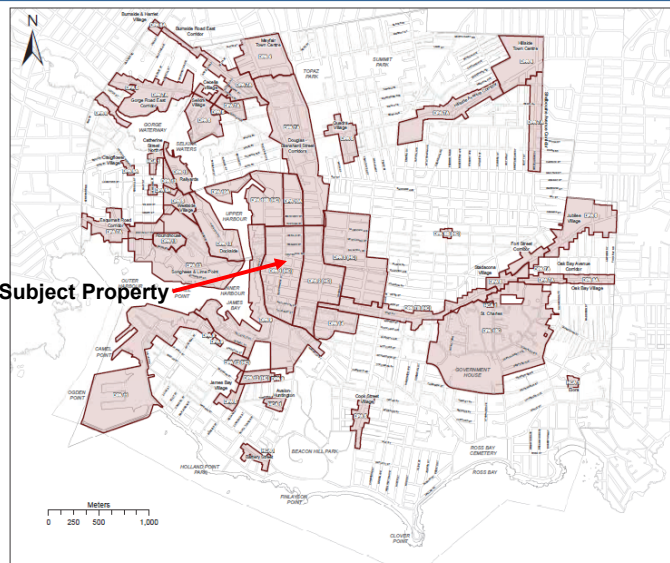
Neighbouring Properties | City Hall 1960s Annex



Neighbouring Properties | Centennial Square



DPA 1 (HC) | Core Historic

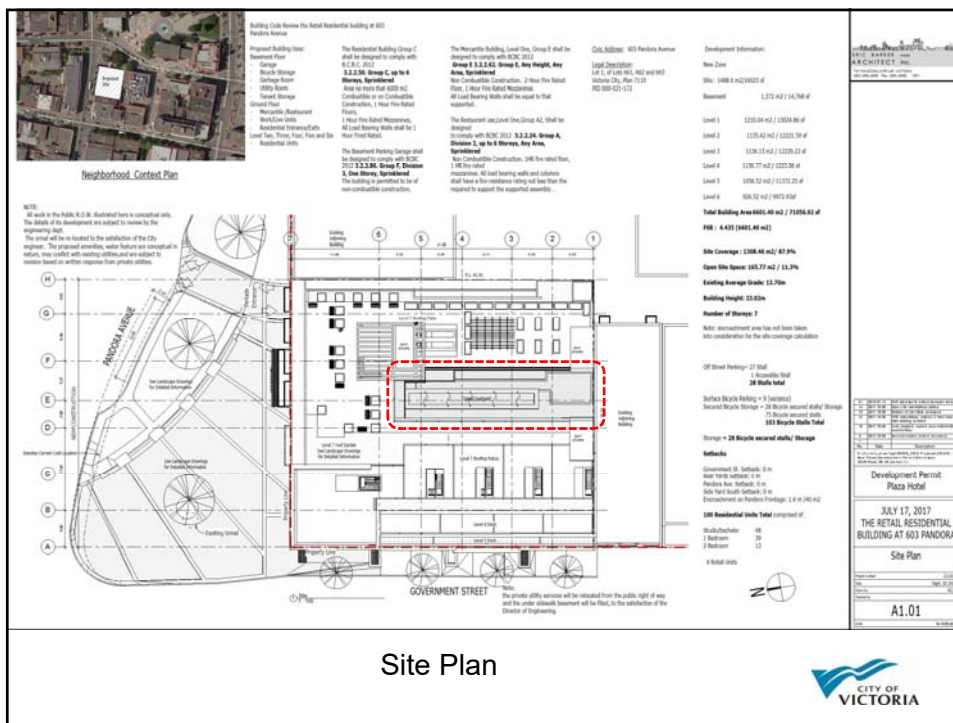
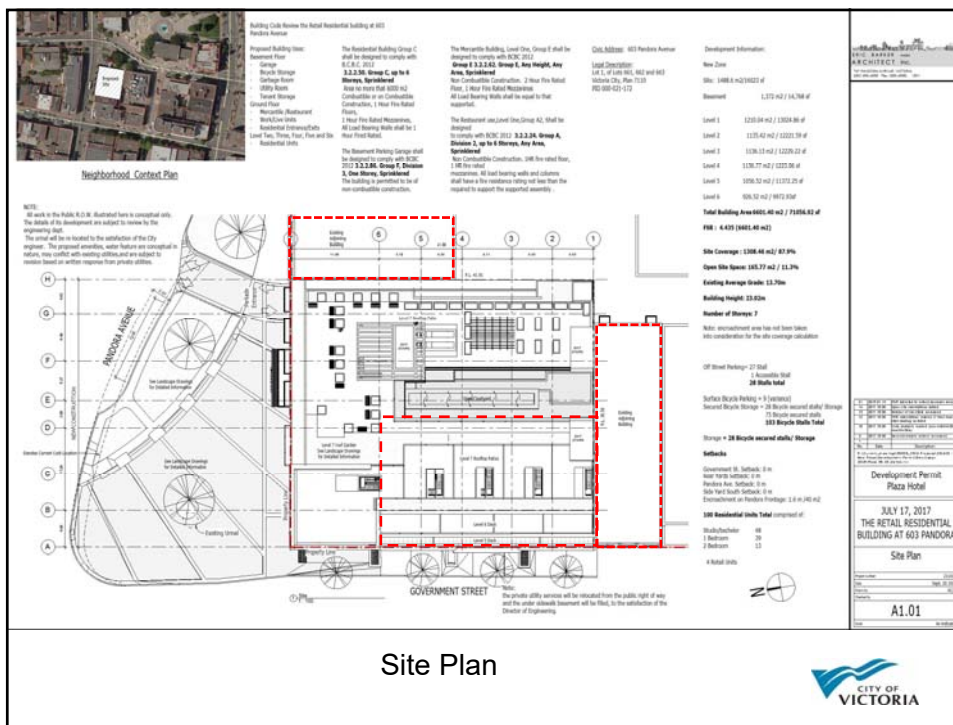


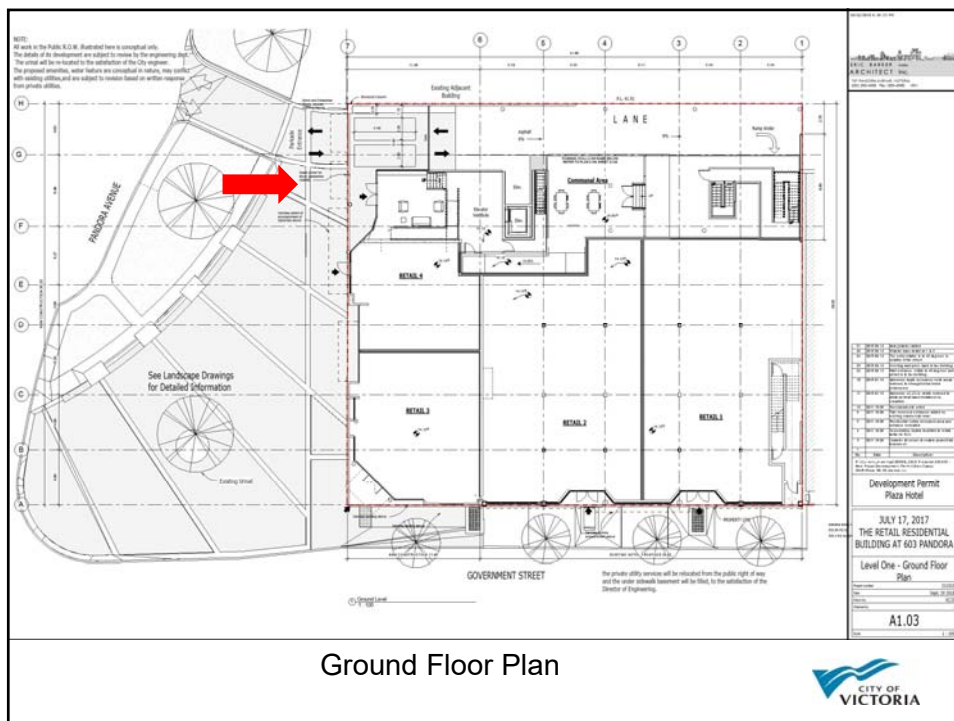
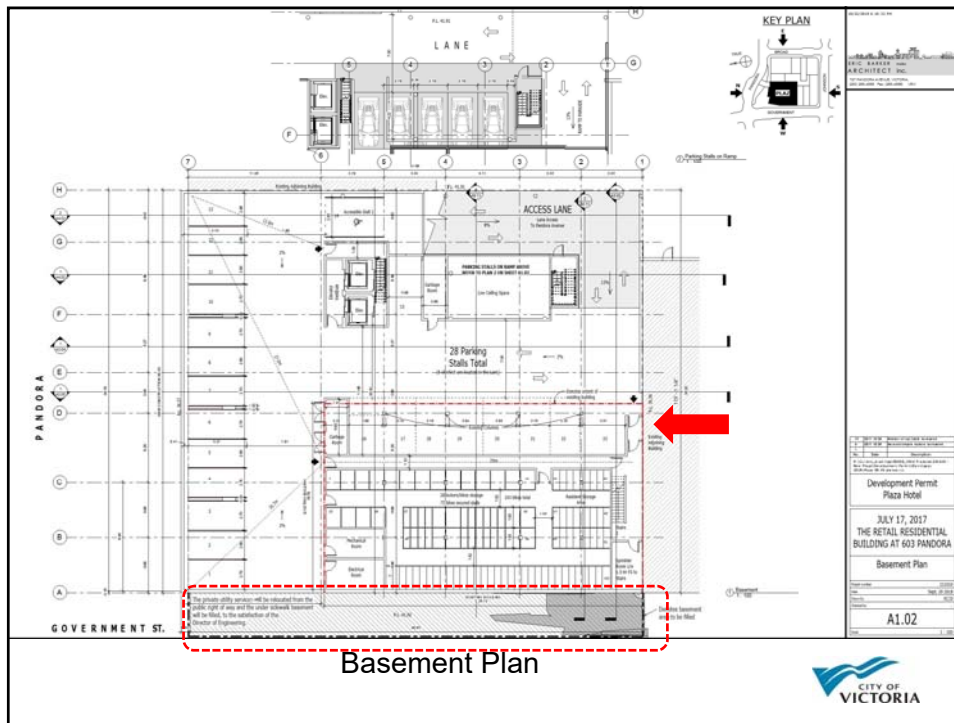
MAP 32 COMPOSITE MAP OF DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

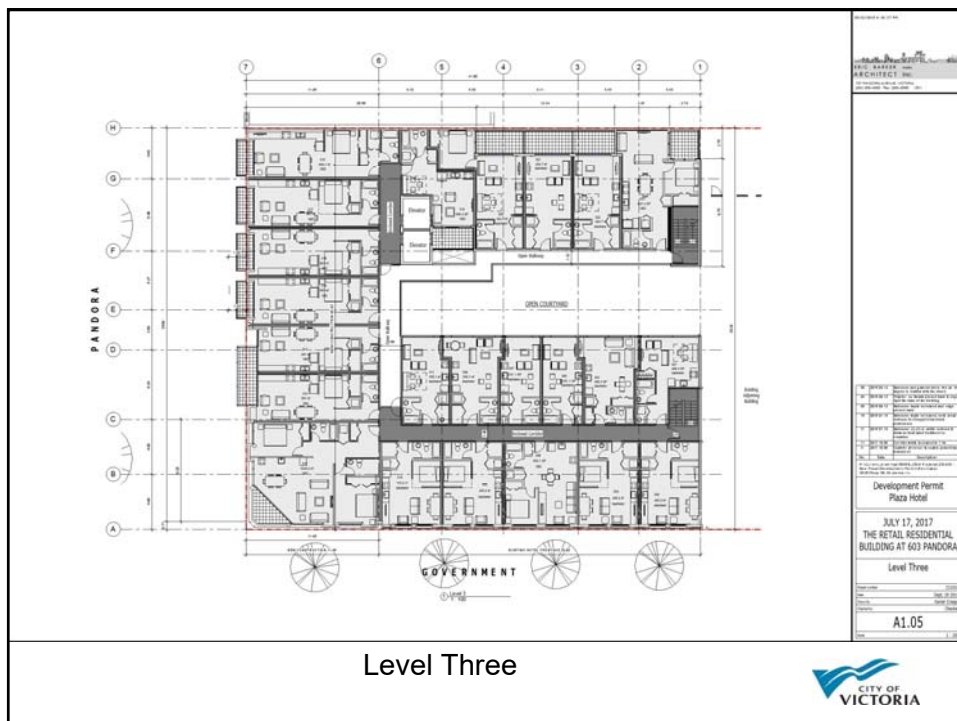
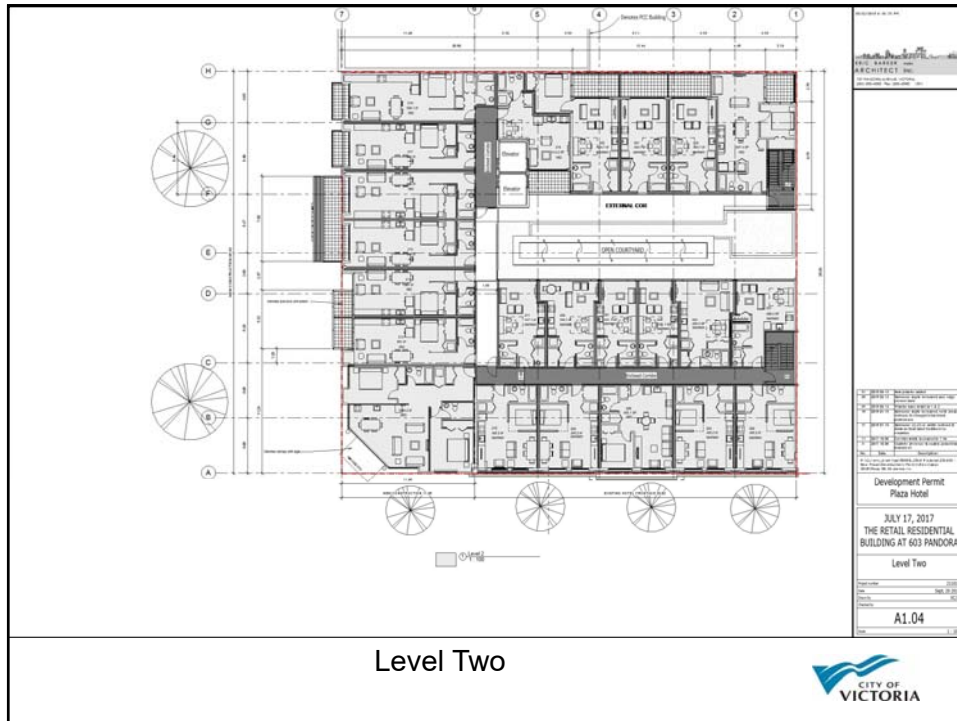
- DPA 1 (HC): Core Historic
 - DPA 2 (HC): Core Business
 - DPA 3 (HC): Core Mixed-Use Residential
 - DPA 4: Town Centres
 - DPA 5: Large Urban Villages
 - DPA 6A: Small Urban Villages
 - DPA 6B (HC): Small Urban Villages Heritage
 - DPA 7A: Corridors
 - DPA 7B (HC): Corridors Heritage
 - DPA 8: Victoria Arm Gorge Waterway
 - DPA 9 (HC): Inner Harbour
 - DPA 10A: Rock Bay
 - DPA 10B (HC): Rock Bay Heritage
 - DPA 11: James Bay and Outer Harbour
 - DPA 12 (HC): Legislative Precinct
 - DPA 13: Core Songhees
 - DPA 14: Cathedral Hill Precinct
 - HCA 1: Traditional Residential
 - DPA 15C: Intensive Residential Rockland
- See Map 32A for the following Intensive Residential Development Permit Areas:
- DPA 15P: Intensive Residential - Attached Residential Development
 - DPA 15A: Intensive Residential - Small Lot
 - DPA 15B: Intensive Residential - Panhandle Lot
 - DPA 15D: Intensive Residential - Duplex
 - DPA 15E: Intensive Residential - Garden Suites
 - DPA 16: General Form and Character

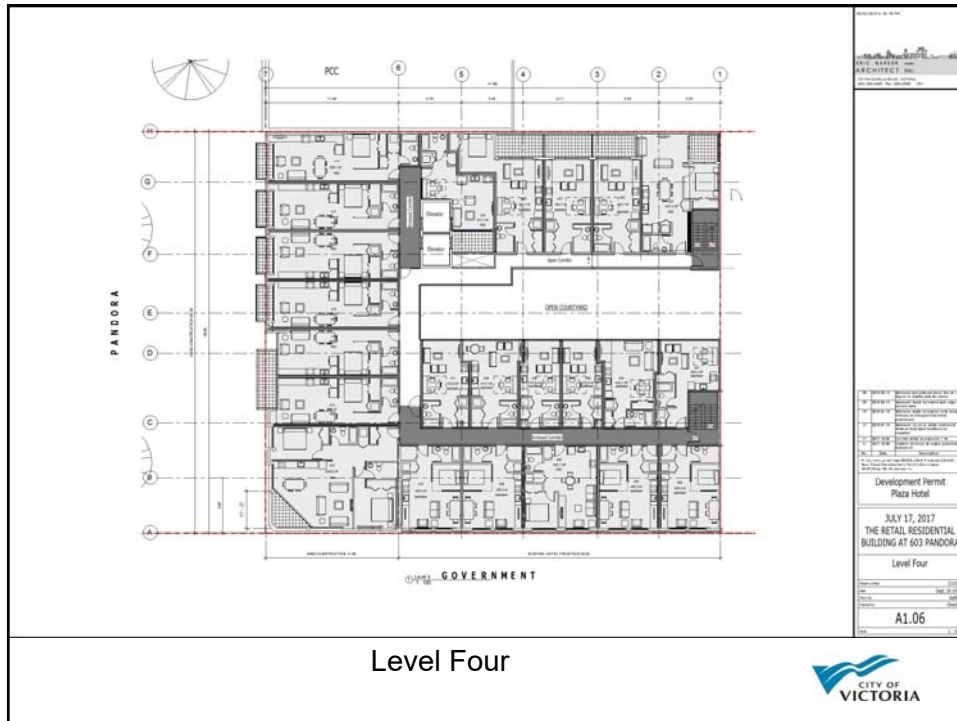
This composite map is provided for reference only. Please see the map and provisions for each designated DPA and HCA for legal information.



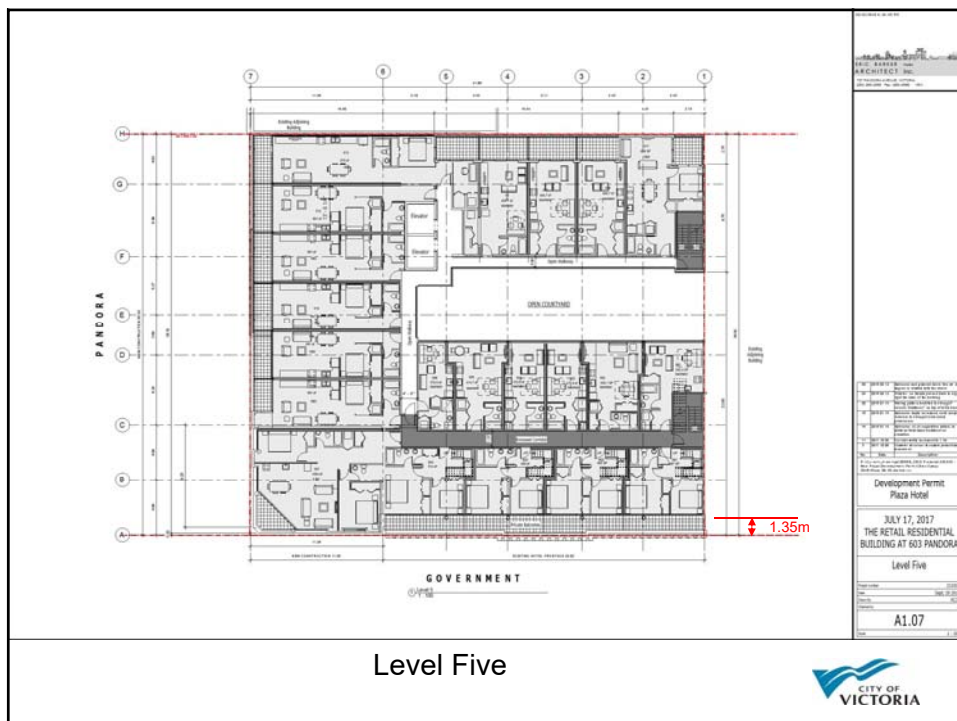




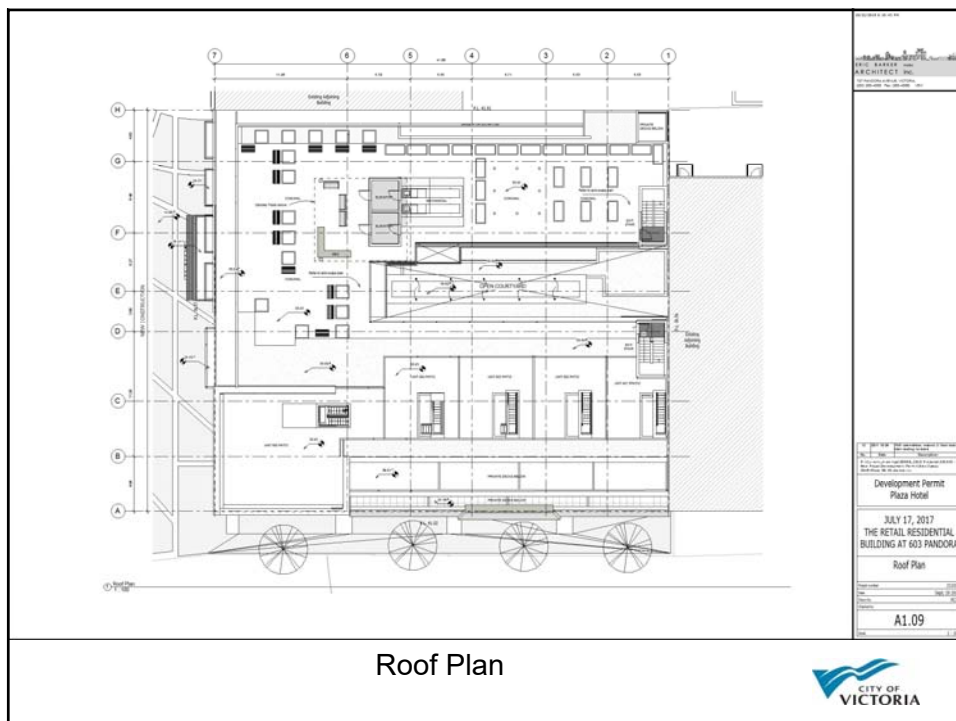
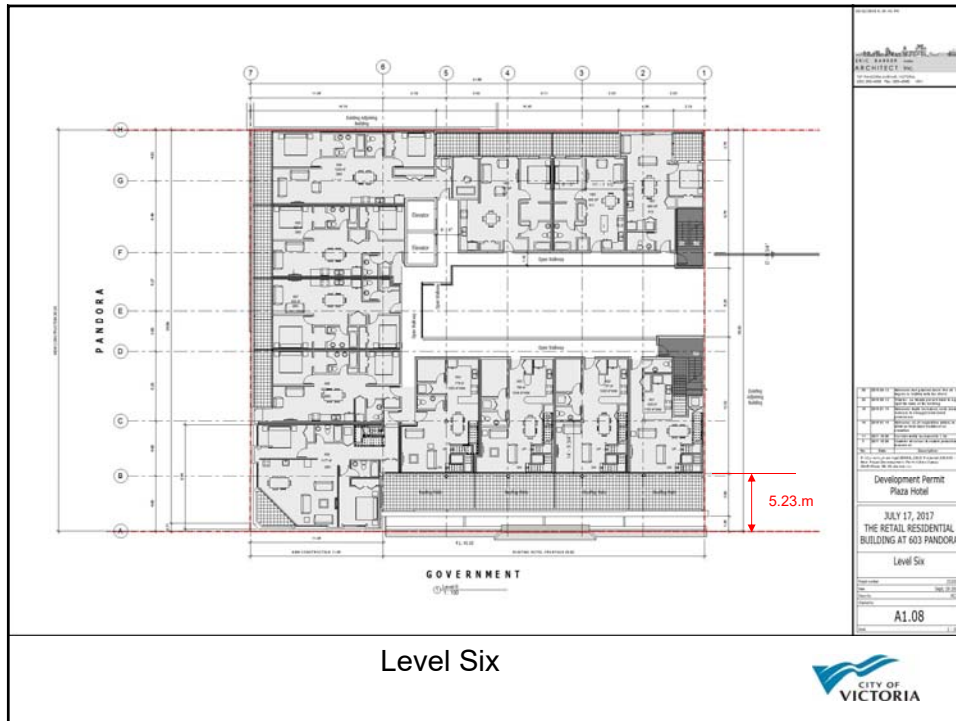


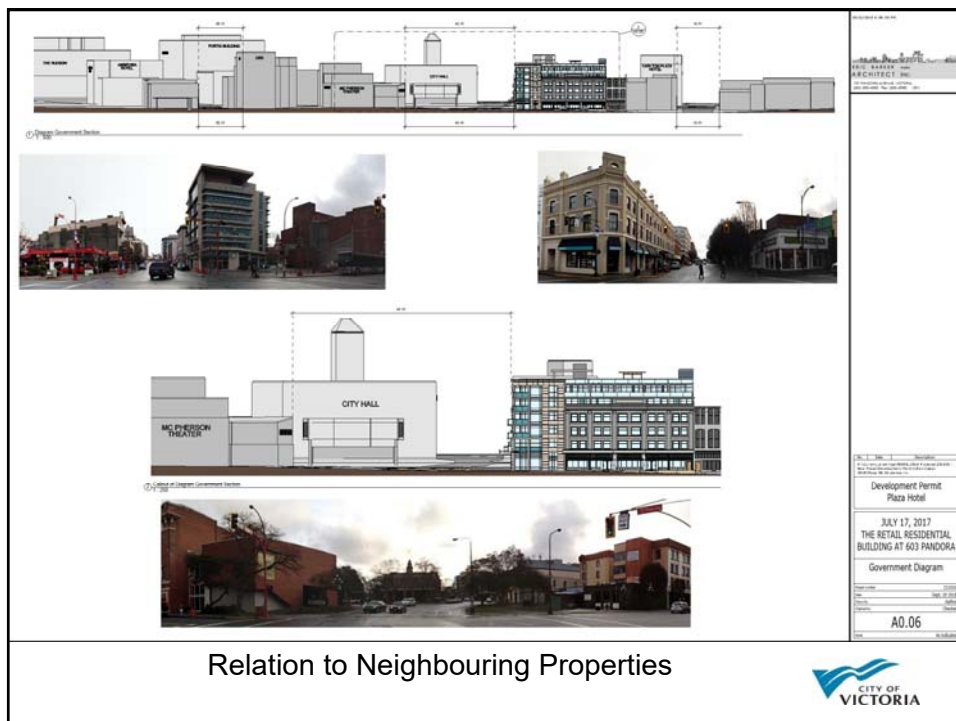
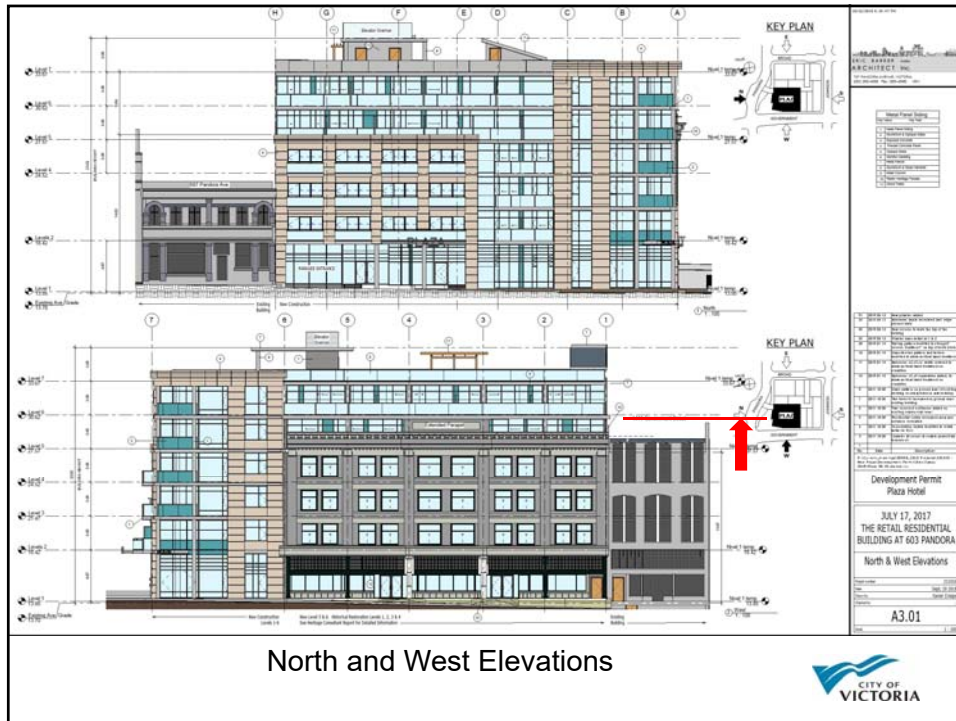


Level Four



Level Five





Development Permit
Plaza Hotel

JULY 17, 2017
THE RETAIL RESIDENTIAL
BUILDING AT 603 PANDORA

Centennial Diagram

A0.07

Relation to Neighbouring Properties

KEY PLAN

Development Permit
Plaza Hotel

JULY 17, 2017
THE RETAIL RESIDENTIAL
BUILDING AT 603 PANDORA

3D views

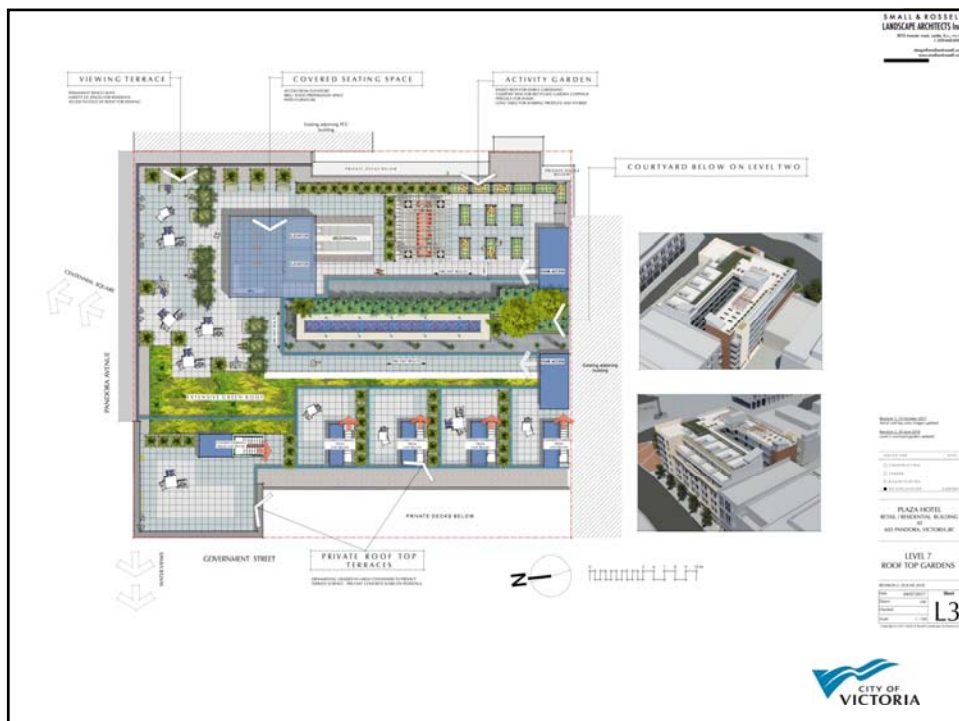
A0.02

Relation to Neighbouring Properties



Relation to Neighbouring Properties





SMALL & ROSSELL
LANDSCAPE ARCHITECTS Inc.
2000 Douglas Street, Suite 200
Victoria, BC V8W 2E1
Tel: 250-383-1111
www.smallandrossell.com

PLANT SELECTION

PLANT NAME	HEIGHT	SPREAD	EXPOSURE	COMMENTS
... (table content continues with various plant names and specifications)

SITE FURNISHINGS

ITEM	DESCRIPTION	IMAGE
... (table content continues with various site furnishing items)

EXISTING PLANTING

PUBLIC SPACES

ROOF TOP GARDENS

PLAZA HERE
WITH EXISTING BUILDING
AND PROPOSED VICTORIA
MUSEUM

PLANT SELECTION
&
SITE FURNISHINGS

Scale: 1:100

L4

CITY OF VICTORIA

METAL FINISH CLADDED COLUMN

OPAQUE AND CLEAR GLASS

OPAQUE GLASS RAILING

CLEAR GLASS RAILING

STEEL AND GLASS CANOPY 1

STEEL AND GLASS CANOPY 2

GRAY CERAMIC

METAL FINISH WALL AND CORNICE CLADDING

**VC-19
Cotton Green
EXISTING PLAZA**

**VC-15
Haddington Grey
EXISTING PLAZA**

BEIGE PRECAST CONCRETE PANEL WITH REVEALS

CITY OF VICTORIA

Consultants Architect Eric Barker Architect Inc. 227 Hudson Ave. Victoria, B.C. V8W 1R9 (250) 385-4344			Landscaping Architect David A. Brown Centre Street BLDG 3102 Newport Road 300 Sooke, B.C. V9Z 2C3 (250) 865-8756			Structural RSC Lane West P. Eng. 233-6451 York Road Victoria, B.C. V8N 4G2 (250) 386-7294		
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1 Elev. N South Side



2 Elev. N South Side



3 Elev. N South Side



4 Elev. N South

NOTES: This specific sheet has been prepared for the City of Victoria, and is not to be used for any other purpose without the written consent of the City of Victoria.

KEY PLAN



Development Permit
Plaza Hotel

JULY 17, 2017
THE RETAIL RESIDENTIAL
BUILDING AT 603 PANDORA

Cover Sheet 1

A0.00





1 Elevation N South Side



2 Elev. N South



3 Elevation N South Side



4 Elev. N South Side

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KEY PLAN



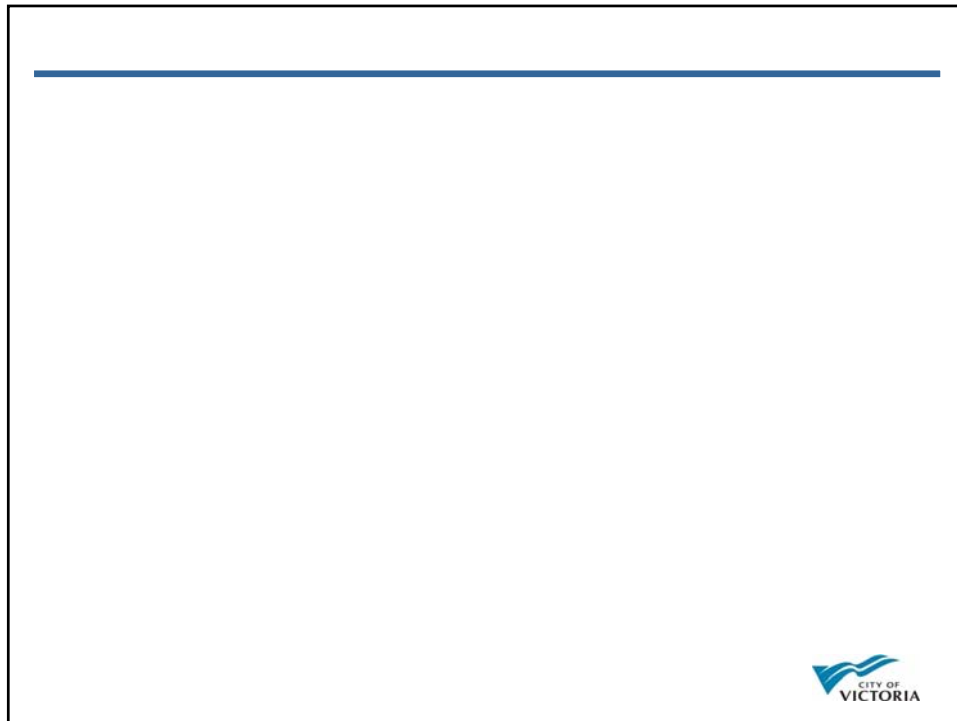
Development Permit
Plaza Hotel

JULY 17, 2017
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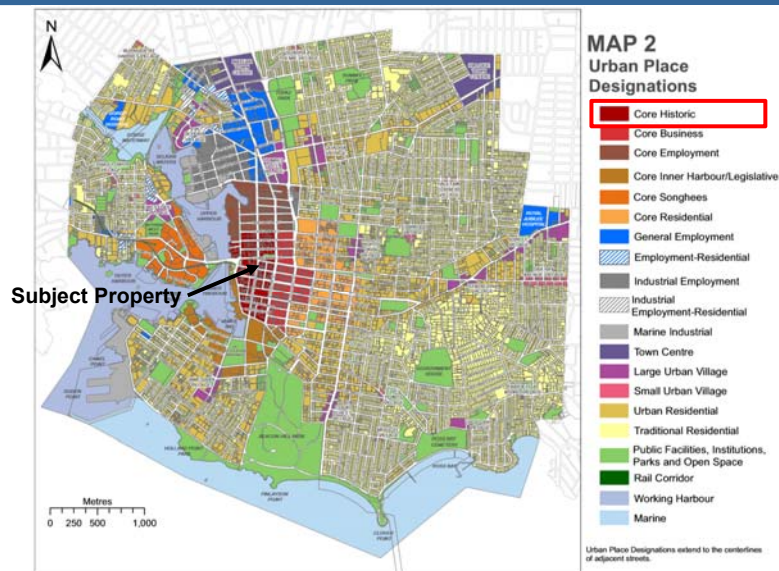
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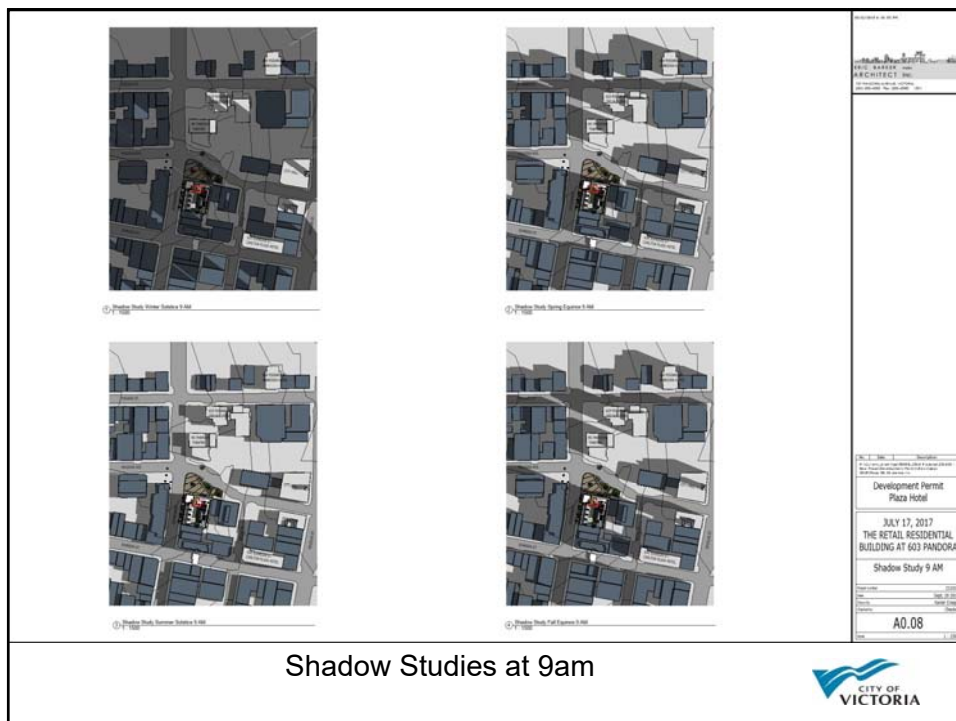
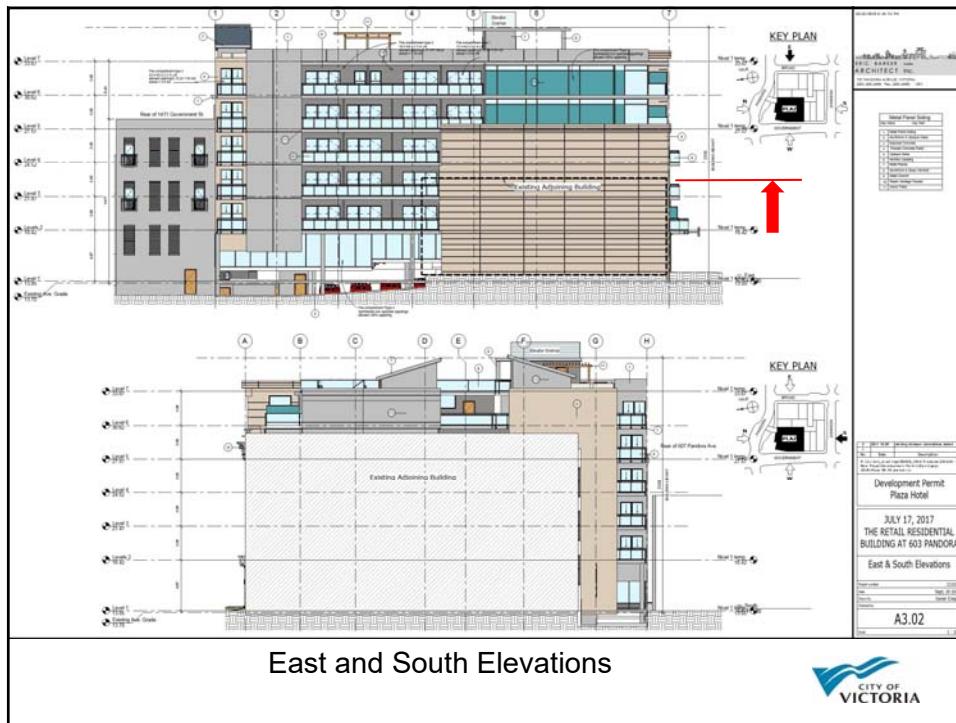
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Urban Place Designation | Core Historic





Shadow Studies at 12pm

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Plaza Hotel

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THE RETAIL RESIDENTIAL
BUILDING AT 603 PANDORA

Shadow Study 12 PM

A0.09

CITY OF VICTORIA

Shadow Studies at 3pm

Development Permit
Plaza Hotel

JULY 17, 2017
THE RETAIL RESIDENTIAL
BUILDING AT 603 PANDORA

Shadow Study 3 PM

A0.10

CITY OF VICTORIA