

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.a Report from the November 22, 2018 COTW Meeting

Councillor Potts withdrew from the meeting at 10:41 p.m. due to a pecuniary conflict of interest with the following item, as she works for Our Place Society.

I.1.b.d 926 and 932 Pandora Avenue - Rezoning Application No. 00605 and Development Permit Application No. 000508 (North Park)

Moved By Councillor Thornton-Joe
Seconded By Councillor Young

Rezoning Application No.00605

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00605 for 926 and 932 Pandora Avenue; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Provide a Sewage Attenuation Report prepared by a qualified engineer to determine if the proposal would result in increased sewage flow rates, to the satisfaction of the Director of Engineering and Public Works.
2. Provide a Road Dedication Plan for a dedication of 1.38m on Mason Street, to the satisfaction of the Director of Engineering and Public Works.
3. Preparation and execution of a Housing Agreement to secure:
 - i. ten percent of the residential units (approximately 15 dwelling units of which seven of the units would be two and three bedroom units and suitable for families in accordance with the applicant's letter dated November 1, 2018) as affordable rental units (rents at 15% below appraised market rents) in perpetuity and in accordance with an appraisal provided to the city annually
 - ii. ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Secure an amenity contribution in the amount of \$614,000.00 where half goes towards the Housing Trust Fund and the other half goes towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.

5. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Development Permit Application No.000508

That, subject to the exploration of design revisions to soften the vertical cement panel on the north elevation of the proposed mixed-use building to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application

No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped June 27, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 30m to 32.34m for a rooftop mechanical room
 - ii. reduce the front yard setback on Pandora Avenue from 3m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

FOR (6): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Thornton-Joe, and Councillor Young

OPPOSED (2): Councillor Isitt, and Councillor Loveday

CARRIED (6 to 2)

Councillor Potts returned to the meeting at 10:42 p.m.

E.3 926 and 932 Pandora Avenue - Rezoning Application No. 00605 and Development Permit Application No. 000508 (North Park)

Committee received a report dated November 8, 2018 from the Acting Director of Sustainable Planning and Community Development regarding a proposal to allow a 11-storey, mixed-use building consisting of residential and commercial uses.

Committee discussed:

- *height and density of the building*
- *importance of affordable residential suites*
- *safety of citizens in bike lanes during garbage pickup*
- *size of commercial space*
- *policy on housing reserve*
- *concerns with the Mason Street residences*
- *amenity funds to go to affordable housing*
- *balance of housing trust fund*

Moved By Councillor Young
Seconded By Councillor Alto

Rezoning Application No.00605

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00605 for 926 and 932 Pandora Avenue; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Provide a Sewage Attenuation Report prepared by a qualified engineer to determine if the proposal would result in increased sewage flow rates, to the satisfaction of the Director of Engineering and Public Works.
2. Provide a Road Dedication Plan for a dedication of 1.38m on Mason Street, to the satisfaction of the Director of Engineering and Public Works.
3. Preparation and execution of a Housing Agreement to secure:
 - 1) ten percent of the residential units (approximately 15 dwelling units of which seven of the units would be two and three bedroom units and suitable for families in accordance with the applicant's letter dated November 1, 2018) as affordable rental units (rents at 15% below appraised market rents) in perpetuity and in accordance with an appraisal provided to the city annually
 - 2) ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Secure an amenity contribution in the amount of \$614,000.00 towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.

5. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

Development Permit Application No.000508

That, subject to the exploration of design revisions to soften the vertical cement panel on the north elevation of the proposed mixed-use building to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped June 27, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - 3) increase the height from 30m to 32.34m for a rooftop mechanical room
 - 4) reduce the front yard setback on Pandora Avenue from 3m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

Amendment:

Moved By Councillor Collins

Seconded By Councillor Potts

Amend # 4: Amenity contribution funds go to the housing trust

Councillor Potts recused herself for as she works across the street from property.

Amendment to the amendment:

Moved By Councillor Mayor Helps

Seconded By Councillor Loveday

half of the amenity funds go towards the Housing Trust Fund and half go as proposed

CARRIED UNANIMOUSLY

On the Amendment:

FOR (7): Mayor Helps, Councillor Alto, Councillor Collins, Councillor Dubow, Councillor Isitt, Councillor Loveday and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (7 to 1)

Main motion as amended:

4. Secure an amenity contribution in the amount of \$614,000.00 where half goes towards the Housing Trust Fund and the other half goes towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.

CARRIED UNANIMOUSLY

Committee recessed at 10:50 a.m. and returned at 10:58 a.m.



**Committee of the Whole Report
For the Meeting of November 22, 2018**

To: Committee of the Whole **Date:** November 8, 2018

From: Andrea Hudson, Acting Director,
Sustainable Planning and Community Development

Subject: Rezoning Application No. 00605 for 926 and 932 Pandora Avenue

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00605 for 926 and 932 Pandora Avenue; that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Provide a Sewage Attenuation Report prepared by a qualified engineer to determine if the proposal would result in increased sewage flow rates, to the satisfaction of the Director of Engineering and Public Works.
2. Provide a Road Dedication Plan for a dedication of 1.38m on Pandora Avenue, to the satisfaction of the Director of Engineering and Public Works.
3. Preparation and execution of a Housing Agreement to secure:
 - i) ten percent of the residential units (approximately 15 dwelling units of which seven of the units would be two and three bedroom units and suitable for families in accordance with the applicant's letter dated November 1, 2018) as affordable rental units (rents at 15% below appraised market rents) in perpetuity and in accordance with an appraisal provided to the city annually
 - ii) ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Secure an amenity contribution in the amount of \$614,000.00 towards the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%) and to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Council authorizing anchor-pinning into the City Right-of-Way, provided that the applicant enters into an Encroachment Agreement, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building

and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone; one generally applicable for the zone, and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units, and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the properties located at 926 and 932 Pandora Avenue. The proposal is to rezone from the CA-1 Zone, Pandora Avenue Special Commercial District, to a new zone in order to increase the permitted density from 3:1 floor space ratio (FSR) to 4.55:1 FSR and to allow for an 11-storey, mixed-use building consisting of residential and commercial uses.

The following points were considered in assessing this Application:

- the subject properties are designated Core Residential in the *Official Community Plan*, 2012 (OCP), which supports mixed-use buildings from three storeys up to approximately 20 storeys, and a density of up to 5.5:1 FSR
- the subject properties are designated Residential Mixed-Use District in the *Downtown Core Area Plan*, which supports mixed-use buildings on Pandora Avenue up to approximately eight to ten storeys, and a density of up to 5.5:1 FSR
- the applicant is willing to offer ten percent of the residential dwelling units (approximately 15 dwelling units) as affordable rental units and provide rents at 15% below appraised market rents in perpetuity and in accordance with an appraisal provided to the city
- The applicant has volunteered to provide road dedication in the amount of 1.38m on Pandora Avenue
- the proposal is subject to the City's *Density Bonus Policy* and a land lift analysis was prepared by Rollo & Associates. The economic analysis concluded that the lift from the proposed rezoning for additional density would be approximately \$818,000.00, and as a result, the City would seek a target of 75% of the increase in land value in accordance with Council's Policy. As a condition of rezoning, the applicant would be providing an amenity contribution in the amount of \$614,000.00 towards the *Downtown Core Area Public Realm Improvement Fund* (75%) and the *Downtown Heritage Buildings Seismic Upgrade Fund* (25%).

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the permitted density from 3:1 floor space ratio (FSR) to 4.55:1 FSR, and to allow an 11-storey, mixed-use building consisting of residential and commercial uses. The following differences from the standard zone (CA-1 Zone, Pandora Avenue Special Commercial District) are being proposed and would be accommodated in the new zone:

- allowing a residential use on the ground floor
- increasing the FSR and total floor area
- increasing the height of building.

Affordable Housing Impacts

The applicant proposes the creation of approximately 148 new residential units which would increase the overall supply of housing in the area. Of the 148 residential units, the applicant is willing to offer ten percent of the residential units (approximately 15 dwelling units) as affordable rental units and provide rents at 15% below appraised market rents in perpetuity and in accordance with an appraisal provided to the city annually. The applicant would ensure that seven of the units would be two and three bedroom units and suitable for families. The applicant is willing to enter a Housing Agreement to ensure Housing Agreement to secure the rental units as well as to ensure that future Strata Bylaws cannot prohibit the rental of the other units in the building (letter attached).

Tenant Assistance Policy

There are currently no residential rental units on-site; therefore, the Tenant Assistance Policy would not apply to this application.

Sustainability Features

The applicant is proposing to incorporate several green roofs throughout the building to help manage stormwater and on-site runoff.

Active Transportation Impacts

The applicant is proposing to provide 178 long-term and 18 short-term bicycle parking spaces on-site, which support active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by a mix of residential and commercial land uses.

Existing Site Development and Development Potential

The site presently contains a one and a two-storey commercial building and a paid parking lot. Under the current CA-1 Zone, the property could be developed as a five-storey, mixed-used development with ground-floor commercial and residential above.

Data Table

The following data table compares the proposal with the existing CA-1 Zone. An asterisk is

used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard (CA-1)
Site area (m ²) – minimum	2600.00	n/a
Density (Floor Space Ratio) – maximum	4.55:1 *	2.00:1
Total floor area (m ²) – maximum	11,840.00 *	5351.20
Height (m) – maximum	30 * / 32.34 * (stair access to mechanical)	15.50
Storeys – maximum	10 (building) /11 (stairs to mechanical)	n/a
Site coverage % – maximum	76.90	n/a
Location of residential	Mason Street ground floor *	Second storey and above
Setbacks (m) – minimum		
Street Setback (Pandora Ave)	2.10 *	3.00
Street Setback (Mason St)	3.00	3.00
Side (West)	0.00	0.00
Side (East)	0.00	0.00
Vehicle parking – minimum		
CA-1 Zone	117	88
Visitor parking – minimum included in the overall units	12	8
Schedule C	105 *	154
Schedule C - Visitor	12 *	15
Bicycle parking – minimum		
Schedule C		
Class 1	178	149
Class 2	18	7

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the North Park CALUC at a Community Meeting held on July 5, 2017. A letter dated July 25, 2017 is attached to this report.

Official Community Plan

The *Official Community Plan* (OCP) Urban Place Designation for the subject property is Core Residential, which supports mixed-use buildings from three storeys, up to approximately 20 storeys, and a base density of 3:1 floor space ratio (FSR), up to a maximum of 5.5:1 FSR. The applicant is proposing an 11-storey building (the eleventh storey is a mechanical room), and a density of 4.55:1, which is supported in the OCP.

The OCP encourages new buildings to contribute to the sense of place in Development Permit Areas and Heritage Conservation Areas through sensitive and innovative responses to existing form and character. In the immediate neighbourhood the tallest buildings are Our Place, which is six-storeys; and the six-storey, mixed-use buildings currently under construction at the corner of Pandora Avenue and Vancouver Street. There is a heritage-registered commercial building located at 916 Pandora Avenue (three properties to the west of the subject property), a heritage-designated church located at 1611 Quadra Street (on the corner of Mason and Quadra Streets), as well as a heritage-designated Alix Goolden Performance Hall across the street on Pandora Avenue. Given the subject property's close proximity to St. John the Divine Anglican Church, Alix Goolden Performance Hall, and the First Baptist Church (heritage buildings), a small portion of the site is within the 90m heritage landmark radius identified in the OCP, and as a result, maintaining views of these heritage buildings from a public realm perspective is strongly encouraged in the OCP. The proposal has incorporated some architectural treatments that compliment these neighboring heritage buildings, which is discussed in the concurrent report associated with the Development Permit Application.

From an urban design perspective, the OCP encourages human-scale building design through consideration of form, proportions, pattern detailing and texture, particularly at street-level. Along the Pandora Avenue frontage, the applicant is proposing ground-floor commercial space in order to enhance the streetscape, public realm and pedestrian experience. Incorporating ground-floor commercial space in this building would also add additional services in the neighbourhood for the growing neighbourhood population. On the Mason Street frontage, the applicant is proposing larger townhouse units at grade level (two bedrooms plus a den, suitable for families) with large private patios fronting Mason Street, which adds to the human scale qualities of this building and enhances the streetscape, also strongly encouraged in the OCP. Lastly, all vehicle parking would be provided underground, and therefore, the site would be dominated by building and landscaping (not surface or underbuilding parking), which further advances the objectives in the OCP.

Downtown Core Area Plan

The subject properties are within the Residential Mixed-Use District in the *Downtown Core Area Plan*, 2011 (DCAP), which supports mixed-use development up to approximately ten storeys and a density up to approximately 5:1 FSR. In order to increase pedestrian activity and improve the vitality of the area, the DCAP encourages active commercial and retail uses at street-level along Pandora Avenue. The proposal complies with the policies with respect to use and density; however, the building is 11 storeys due to a mechanical room which is considered a

storey in the *Zoning Regulation Bylaw*. The mechanical room is situated in the middle of the roof and the exterior cladding would be a light coloured, pre-finished metal cladding to mitigate concerns of visual impact.

Density Bonus Policy

Council's *Density Bonus Policy* applies to this proposal. The applicant engaged Rollo & Associates to conduct a land lift analysis for the City (attached). The economic analysis concluded that the lift from the proposed zoning for the additional 1.55:1 FSR of density is approximately \$818,700.00. In accordance with Council's current policy, the City would seek a target of 75% of the increase in land value, which equals to an amenity contribution in the amount of \$614,000.00. The applicant would be providing an amenity contribution in the amount of \$614,000.00 towards the *Downtown Core Area Public Realm Improvement Fund* (75%) and the *Downtown Heritage Buildings Seismic Upgrade Fund* (25%) as a condition of rezoning and to the satisfaction of the Director of Sustainable Planning and Community Development.

Tree Preservation Bylaw and Urban Forest Master Plan

Six existing Flowering Cherry trees on city property on the Pandora Avenue frontage would be retained and three new trees would be planted in the Pandora bike lane median. There are approximately three new trees being proposed along the new Mason Street boulevard. One mature Pine tree on the south east property line may be removed due to impacts from the construction of the underground parkade. There are no bylaw protected trees affected by this Application.

Regulatory Considerations

The applicant is proposing a new zone in order to increase the density from 3:1 FSR to 4.55:1 FSR, and to allow for residential uses on the ground-floor. The new zone would allow for a height of ten storeys, which is consistent with land use policies in DCAP. The applicant is proposing an 11-storey building due to a rooftop mechanical room, and as a result, a height variance would be required. All other regulations in the new zone would be in keeping with the current CA-1 Zone.

Embedded in the standard CA-1 Zone are residential and commercial parking regulations that are different from the parking regulations outlined in Schedule C: Off-Street Parking of the *Zoning Regulation Bylaw*. The parking regulations in the standard CA-1 Zone would be applied to this proposal. In accordance with the CA-1 Zone, the residential parking requirement is 0.55 spaces per dwelling unit, and the commercial parking requirement is 50% of the requirements in current Schedule C. Based on these parking requirements, the applicant is required to provide 88 parking spaces; the applicant is proposing 117 parking spaces. If Schedule C parking ratios were applied without reference to the existing CA-1 Zone then the parking requirement for this proposal would be 169 parking spaces resulting in a parking shortfall of 52 parking spaces. The subject property is located on an All Ages and Abilities (AAA) protected bike lane and is in close proximity to a frequent transit route and walking distance to downtown.

Encroachment Agreement

With any project of this scale, that has little to no setbacks and requires significant excavation, construction methods often require a form of underpinning which can result in material being left in the Public Right-of-Way. The resulting material (typically rock anchors) presents no concerns

to the public interest and does not impact any underground infrastructure; however, an Encroachment Agreement between the City and the developer is required. The staff recommendation provided for Council's consideration includes direction to allow staff to enter into such an agreement if the Rezoning Application is approved by Council, and if it is deemed necessary to facilitate the construction of the project.

Other Considerations

Road Dedication

The applicant has volunteered to provide road dedication in the amount of 1.38m on Pandora Avenue for future pedestrian enhancements along the street.

CONCLUSIONS

The proposal to increase the permitted density from 3:1 floor space ratio (FSR) to 4.55:1 FSR and to allow for an 11-storey, mixed-use building consisting of residential and commercial uses is consistent with the land use policies outlined in the OCP and DCAP. The applicant has considered the surrounding heritage context and the need for sensitive infill development on the site. This development proposal further advances placemaking objectives in the OCP and would increase the overall supply of housing (rental and home-ownership) in the downtown core. Staff recommend for Council's consideration that the application proceed to a Public Hearing.

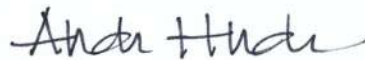
ALTERNATE MOTION

That Council decline Rezoning Application No. 00605 for the property located at 926-932 Pandora Avenue.

Respectfully submitted,



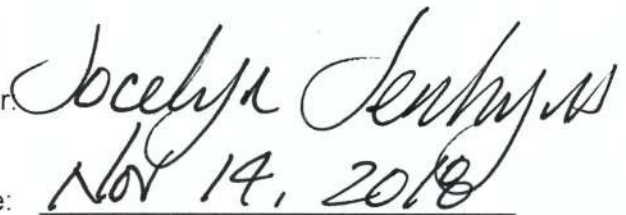
Leanne Taylor
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

Date:


Nov 14, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped June 27, 2018
- Attachment D1: Letter from applicant to Mayor and Council dated November 1, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 11, 2017
- Attachment E: Community Association Land Use Committee Comments dated June 7, 2017
- Attachment G1: Land Lift Analysis prepared by Rollo & Associates dated September 27, 2018.



Committee of the Whole Report

For the Meeting of November 22, 2018

To: Committee of the Whole **Date:** November 8, 2018

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Development Permit Application No. 000508 for 926-932 Pandora Avenue

RECOMMENDATION

That, subject to the exploration of design revisions to soften the vertical cement panel on the north elevation of the proposed mixed-use building to the satisfaction of the Director of Sustainable Planning and Community Development, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00605, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 000508 for 926-932 Pandora Avenue in accordance with:

1. Plans date stamped June 27, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the height from 30m to 32.34m for a rooftop mechanical room
 - ii. reduce the front yard setback on Pandora Avenue from 3m to 2.10m.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 926-932 Pandora Avenue. The proposal is to construct an 11-storey, mixed-use building consisting of residential and commercial uses. The variances are related to height and a front yard setback.

The following points were considered in assessing this application:

- the subject properties are within Development Permit Area 3(HC): Core Mixed-Use Residential. The objectives of this DPA encourage new mid- to high-rise residential mixed-use and commercial buildings and the protection of views of heritage landmark buildings along Pandora Avenue and Quadra Street from public vantage points. High-quality architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in terms of scale, massing and character, while preserving a skyline with prominent heritage landmark buildings, is also strongly encouraged in this DPA.
- the design guidelines for *Downtown Core Area Plan* (2011), *Standards and Guidelines for the Conservation of Historic Places in Canada* (2005), *Guidelines for Fences, Gates and Shutters* (2010), and *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) apply to the development proposal. Overall, the proposal is consistent with the design guidelines.
- the variance to increase the height of the building from 30m to 32.34m in order to accommodate a rooftop mechanical room is supportable and the applicant has introduced some design elements to reduce the visual impact of this element on the roof.
- the variance to reduce the front yard setback on Pandora Avenue from 3m to 2.1m is supportable and triggered by the road dedication being provided by the applicant. The applicant is proposing an active commercial street frontage, which would enhance the overall streetscape and pedestrian experience along this block of Pandora Avenue.

BACKGROUND

Description of Proposal

The proposal is for an 11-storey, mixed-use building consisting of commercial and residential uses. Specific details include:

- mid-rise building form consisting of contemporary architectural features, including a flat roofline, contemporary-style windows and materials, and substantial glazing
- exterior building materials consisting of clear vision glass; opaque glass spandrel; pre-finished composite aluminium panel, brick, cedar cladding and soffit; exposed concrete with epoxy coating; wood columns; aluminium and glass guardrails; pre-finished perforated metal screens; coloured glass; translucent glass balcony dividers; vertical wood screen; glass canopy; metal cladding and fibre cement panel
- substantial glazing along the ground-floor commercial space
- building projections over the outdoor areas for weather protection
- coloured glazing to be installed on the building's west stairwell and on windows facing the courtyard on the north elevation to complement the stained-glass windows in the nearby churches
- individual private patio spaces for the townhouse units fronting Mason Street
- the main residential entryway accessed off of Mason Street through a gated, landscaped courtyard which features a timber and glass entry canopy, and a secondary gated entrance off of Pandora Avenue
- roof skylight for natural light into the residential entrance off of Pandora Avenue

- glass canopies above the balconies on the tenth floor
- ground-floor amenity space for residents with access to an interior courtyard space and an operable glass wall to allow activities to extend outdoors under the cover of the building
- green roofs on levels two to five, and an outdoor amenity area on level 10 including an outdoor kitchen and dining area as well as bench seating
- planters and built in wood benches in the outdoor area in front of the commercial space
- permeable surface treatment installed throughout the site
- eight trees to be planted onsite, as well as, new soft landscaping to be installed along the Mason Street frontage extending into the courtyard area and in between the patio spaces for the townhouse units
- the parking ramp screened with climbing vines
- two levels of underground parking with access off of Mason Street
- 178 Class 1 bicycle parking spaces to be located in bike storage areas on the ground level and in parking level 1, and 18 Class 2 bicycle parking spaces to be located near the residential entryways.

The proposed variances are related to increasing the height from 30m to 32.34m and reducing the front yard setback on Pandora Avenue from 3m to 2.10m.

Sustainability Features

The applicant is proposing to incorporate several green roofs throughout the building to help manage storm water and on-site runoff.

Active Transportation Impacts

The applicant is proposing to provide 165 long-term and 18 short-term bicycle parking spaces on-site, which support active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by a mix of residential and commercial land uses.

Existing Site Development and Development Potential

The site presently contains a one and two-storey commercial building and a paid parking lot. Under the current CA-1 Zone, the property could be developed as a five-storey, mixed-used development with ground-floor commercial and residential above.

Data Table

The following data table compares the proposal with the existing CA-1 Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard (CA-1)
Site area (m ²) – minimum	2600.00	n/a
Density (Floor Space Ratio) – maximum	4.55:1 *	2.00:1
Total floor area (m ²) – maximum	11,840.00 *	5351.20
Height (m) – maximum	30 * / 32.34 * (stair access to mechanical)	15.50
Storeys – maximum	10 (building) /11 (stairs to mechanical)	n/a
Site coverage % – maximum	76.90	n/a
Location of residential	Mason Street ground floor *	Second storey and above
Setbacks (m) – minimum		
Street Setback (Pandora Ave)	2.10 *	3.00
Street Setback (Mason St)	3.00	3.00
Side (West)	0.00	0.00
Side (East)	0.00	0.00
Vehicle parking – minimum		
CA-1 Zone	117	88
Visitor parking – minimum included in the overall units	12	8
Schedule C	105 *	154
Schedule C - Visitor	12 *	15
Bicycle parking – minimum		
Schedule C		
Class 1	178	165
Class 2	18	18

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on June 7, 2017 the application was referred for a 30-day comment period to the North Park CALUC. A letter dated June 7, 2017 is attached to this report.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 3 (HC): Core Mixed-Use Residential. The objectives of this DPA encourage new mid- to high-rise residential mixed-use and commercial buildings and the protection of views of heritage landmark buildings along Pandora Avenue and Quadra Street from public vantage points. High-quality architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in terms of scale, massing and character, while preserving a skyline with prominent heritage landmark buildings, is also strongly encouraged in this DPA.

In the immediate neighbourhood, the tallest buildings are Our Place, which is six-storeys, and a six-storey mixed-use buildings currently under construction at the corner of Pandora Avenue and Vancouver Street. An 11-storey building along this block of Pandora Avenue would be the tallest building in the vicinity; however, it is consistent with policies. There is a heritage-registered commercial building located at 916 Pandora Avenue (three properties to the west of the subject property), a heritage-designated church located at 1611 Quadra Street (on the corner of Mason and Quadra Streets), as well as a heritage-designated Alix Goolden Performance Hall across the street on Pandora Avenue. From a heritage perspective, the applicant is proposing to use brick cladding for portions of the main floor, in response to the stone and masonry structure of the historic churches. The building's west stairwell, and some of the ground floor windows visible from Mason Street, would feature coloured accent glazing reminiscent of the stained-glass windows in the nearby churches.

Overall, the development proposal is consistent with the design guidelines from an urban design, architectural and landscaping perspective. The applicant has carefully designed the building base to ensure it addresses the human scale at street level on both the Pandora Avenue and Mason Street frontages, as well as, using a variety of materials to accentuate certain architectural elements on the north, south and west elevations. The proposed building is L-shaped, which allows for a private interior courtyard, as well as, a large roof-top outdoor amenity area on the tenth floor. The townhouse units along Mason Street would have large front yard private patio space. As well, locating all the vehicle parking underground allows for the building and landscaping to serve as the focus which enhances the streetscape.

Downtown Core Area Plan

Overall, the proposal is consistent with the built form policies and design guidelines outlined in the *Downtown Core Area Plan*, 2011 (DCAP). The proposal complies with the street walls and setbacks for wide streets, including the primary and secondary street wall dimensions, as well as, the 1:5 building setback ratio.

The DCAP design guidelines encourage the use of visually lighter coloured materials, excluding reflective or mirrored finishes on upper portions of the building. On the north elevation, the applicant is proposing vertical cement panel that extends up to the eighth storey. To break up this relatively blank façade treatment, the applicant has added some horizontal fins and windows; however, staff still have concerns related to the “heaviness” of this element in relation to the other exterior materials above the second storey and note the addition of windows or other architectural elements may be one approach to break up this section of façade. The wording in staff’s recommendation encourages the applicant to further explore some options to soften the vertical cement panel prior to public hearing.

Tree Preservation Bylaw and Urban Forest Master Plan

Six existing Flowering Cherry trees on city property on the Pandora Avenue frontage would be retained, and three new trees would be planted in the Pandora bike lane median. There are approximately three new trees being proposed along the new Mason Street boulevard. One mature Pine tree on the south-east property line may be removed due to impacts from the construction of the underground parkade. There are no bylaw protected trees affected by this application.

Regulatory Considerations

Height Variance

The applicant is proposing to increase the height of the building from 30m to 32.34m in order to accommodate a rooftop mechanical room. With this mechanical room, the building is also considered 11-storeys. Even though the DCAP supports a building height up of to 10 storeys, which is approximately 30m tall, the increase in height is supportable as the applicant has introduced design elements to reduce the visual impact of this element on the roof. Adding habitable floor area above 30m, in the future, would trigger another variance as the proposed height variance is strictly to accommodate a rooftop mechanical room.

Front Yard Setback Variance

The applicant is proposing to reduce the front yard setback from 3m to 2.1m on Pandora Avenue. This variance is a result of the 1.38m road dedication being provided by the applicant instead of Statutory Right-of-Way (SRW). If a SRW was provided, then a front yard setback variance would not have been required as the building would be setback approximately 3.48m from the property line. In this context, the variance is supportable, and the applicant is proposing an active commercial frontage in order to enhance the overall streetscape and pedestrian experience along this block of Pandora Avenue.

Other Considerations

The Advisory Design Panel (ADP) reviewed the proposal at the meeting of May 23, 2018. The minutes from the meeting are attached for reference and the following motion was carried:

“It was moved that the Development Permit Application No. 000508 for 926 - 932 Pandora Avenue be approved:

1. subject to the following recommendations:

- a) introduce non-reflective materials in lieu of spandrel panels;*
- b) revise the 9th floor continuous balcony;*

c) *refine both Pandora Avenue and Mason Street streetscapes and entrances; and*

2. *with consideration to the following recommendations:*

- a) *reconfigure the garbage and recycling removal route;*
- b) *consider adding windows to the townhouse bedrooms;*
- c) *review the design of the amenity spaces to improve functionality, privacy and serviceability; and*
- d) *consider the Panel's comments as captured within the meeting minutes."*

The applicant has provided a letter dated June 27, 2018 (attached) addressing each recommendation and consideration provided by the ADP. With respect to the recommendations above, the applicant has reduced the amount of spandrel glass on the building and replaced this material with fibre cement panel. To break up the continuous balcony on the ninth floor, the applicant would incorporate a horizontal fibre cement panel in addition to the metal and glass guardrail system. With respect to the streetscapes and entrances, the applicant has added planters, benches and increased the canopy size at the Mason Street entrance, incorporated different surface treatment at locations along Pandora Avenue, as well as, added a skylight at the Pandora Avenue residential entrance to allow for natural light at the lobby entry.

In addition to addressing the Panel's recommendations, the applicant also took into account the other considerations provided by the ADP. With respect to the reconfiguring the garbage and recycling removal route, the applicant has indicated to staff that locating the garbage and recycling enclosure on the ground-level, in close proximity to Pandora Street as shown on the plans, is the most suitable location for garbage pick-up. Staff have not expressed any concerns with this aspect of the proposal. The applicant has clarified that the room with no windows in each of the townhouse units is a "den" not a "bedroom." With respect to the outdoor amenity space on the tenth floor, the applicant has improved its functionality, privacy and serviceability by adding a washroom and enhancing a privacy screen between the private patio space for the residential unit adjacent the amenity space and the public outdoor space of the building.

Other changes include: the applicant has added glass canopies above the balconies on the tenth floor, provided some landscaping planters on the south-west facing green roof, and revised the west facing balconies to comply with the minimum clearance from a side property line, which is 3.5m as per the *Residential Building Separation Guidelines* in DCAP.

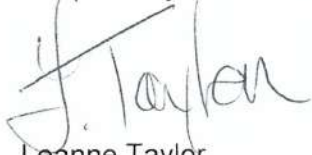
CONCLUSIONS

The proposal to construct an 11-storey, mixed-use building consisting of residential and commercial uses is consistent with DPA 3(HC) and the applicable design guidelines. The height variance is supportable as it is to facilitate the construction of a roof top mechanical room. The request for a front yard setback variance on Pandora Avenue is a result of the road dedication being provided by the applicant; however, the applicant is proposing to enhance the overall streetscape and pedestrian experience along this block of Pandora Avenue, and therefore, this setback variance is supportable. Staff recommend for Council's consideration that the application proceed to an Opportunity for Public Comment.

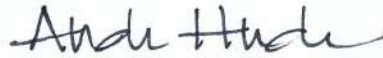
ALTERNATE MOTION

That Council decline Development Permit with Variance Application No. 000508 for the property located at 926 and 932 Pandora Avenue.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

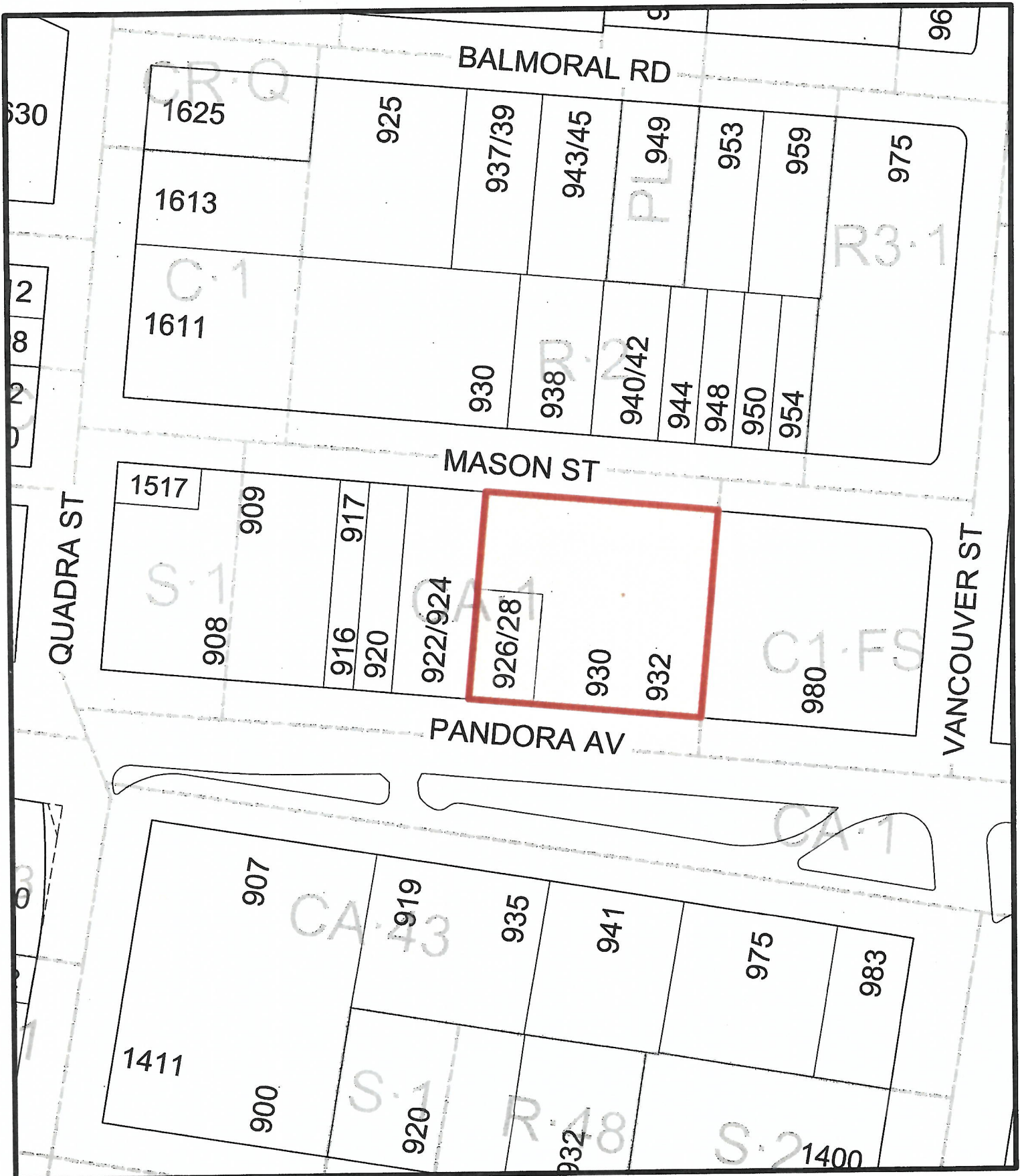


Date:

Nov 14, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped June 27, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 11, 2017
- Attachment E: Community Association Land Use Committee Comments dated June 7, 2017
- Attachment F: ADP Meeting Minutes dated May 23, 2018
- Attachment G: Letter from applicant regarding revisions to the proposal following ADP dated June 27, 2018.



926-32 Pandora Avenue



Rezoning No.00605 & Development Permit No.000508





926-32 Pandora Avenue

Rezoning No.00605 & Development Permit No.000508





932 PANDORA AVENUE

SURVEY PLAN (Existing)

A1

DATE: 2018-06-27
SCALE: 1:100
SHEET: 1 OF 1
PROJECT: 932 PANDORA AVENUE
CLIENT: City of Victoria
DRAWN: [Name]
CHECKED: [Name]
APPROVED: [Name]
DATE: 2018-06-27

Received
City of Victoria

JUN 27 2018

Planning & Development Department
Development Services Division



200-051-1000
1-800-361-3000
1-800-361-3000

A2

DATE: JUNE 2018
SCALE: 1:500
DRAWN: REVISOR FOR DEVELOPMENT PLAN

9332 PANDORA AVENUE

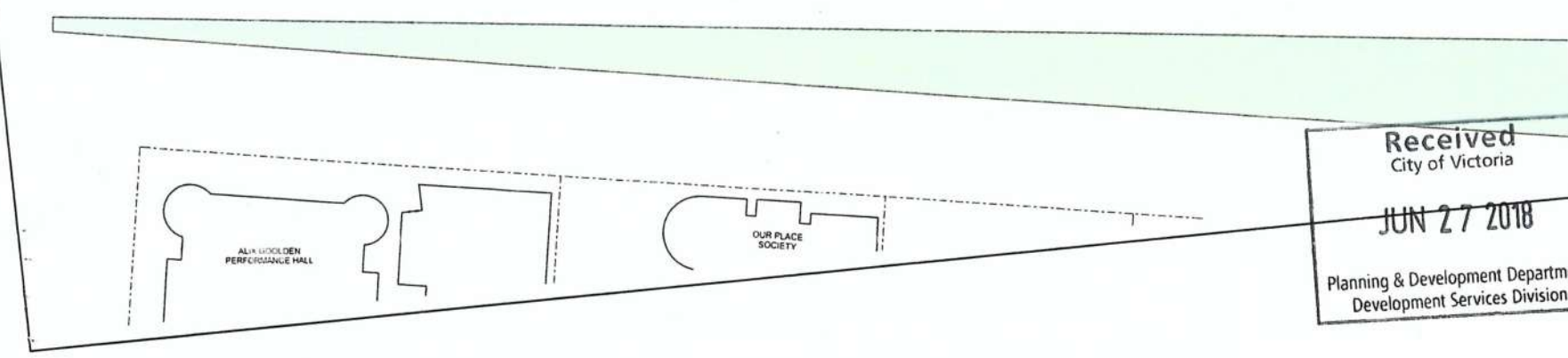
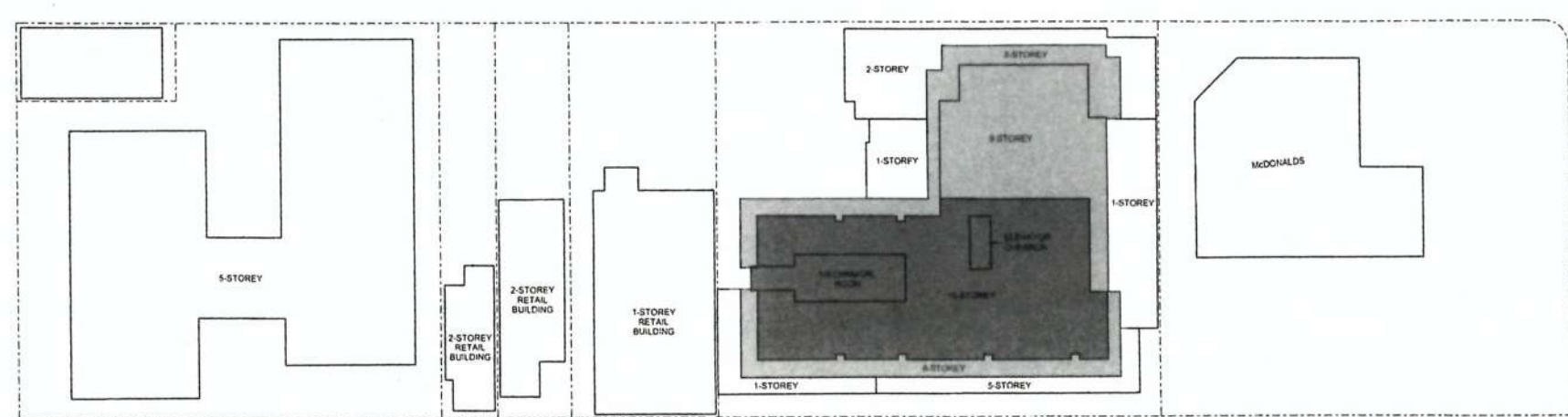
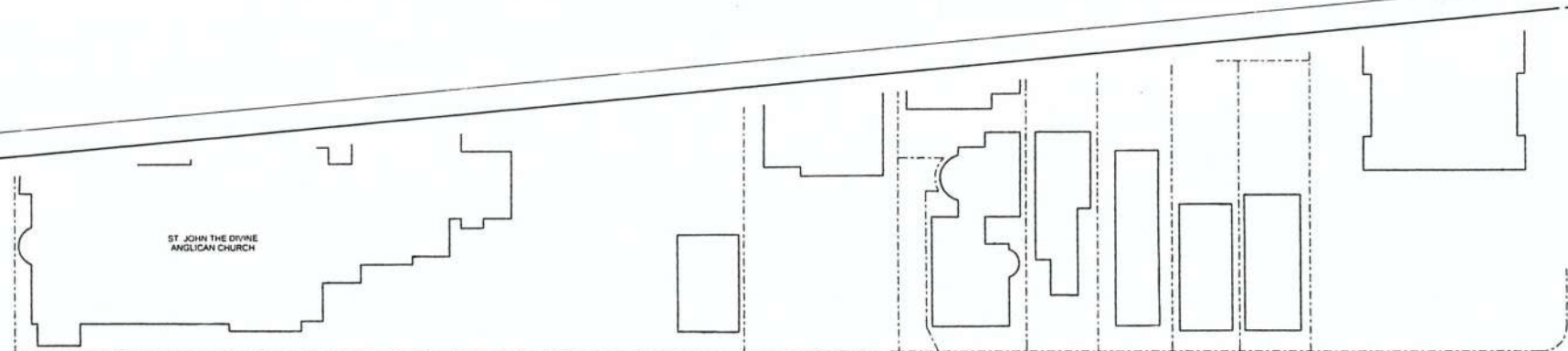
CONTEXT PLAN

VANCOUVER STREET

MASON STREET

QUADRA STREET

PANDORA AVENUE



Received
City of Victoria
JUN 27 2018
Planning & Development Department
Development Services Division

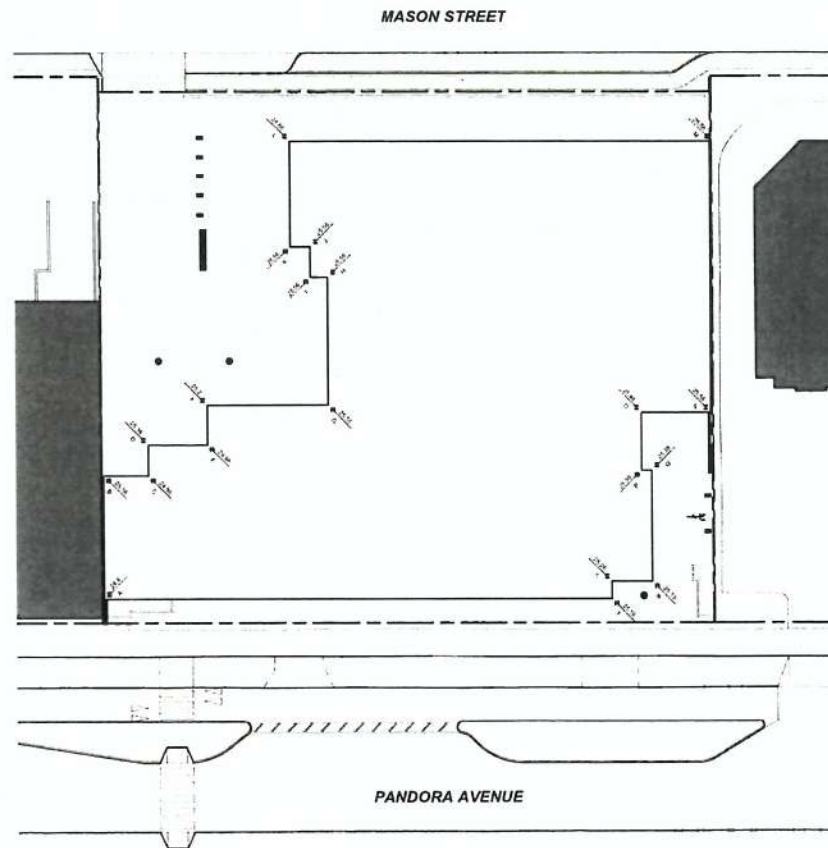
CEI
H2R
201 451 7000
201 451 7001
1 1 200 501 501

Average Grade Calculation

932 Pandora

Grade Points	Elevation	Grade Points	Average Of Both Points	Distance Between Grade Points (m)	Totals Distance
A	24.4	Points A & B	24.78	13.6	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 R & 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 236.5 236.5



932 PANDORA AVENUE
AVERAGE GRADE CALCULATION
A3
DATE: JUNE 2018
 SCALE: 1:200
 DRAWN BY: [illegible]

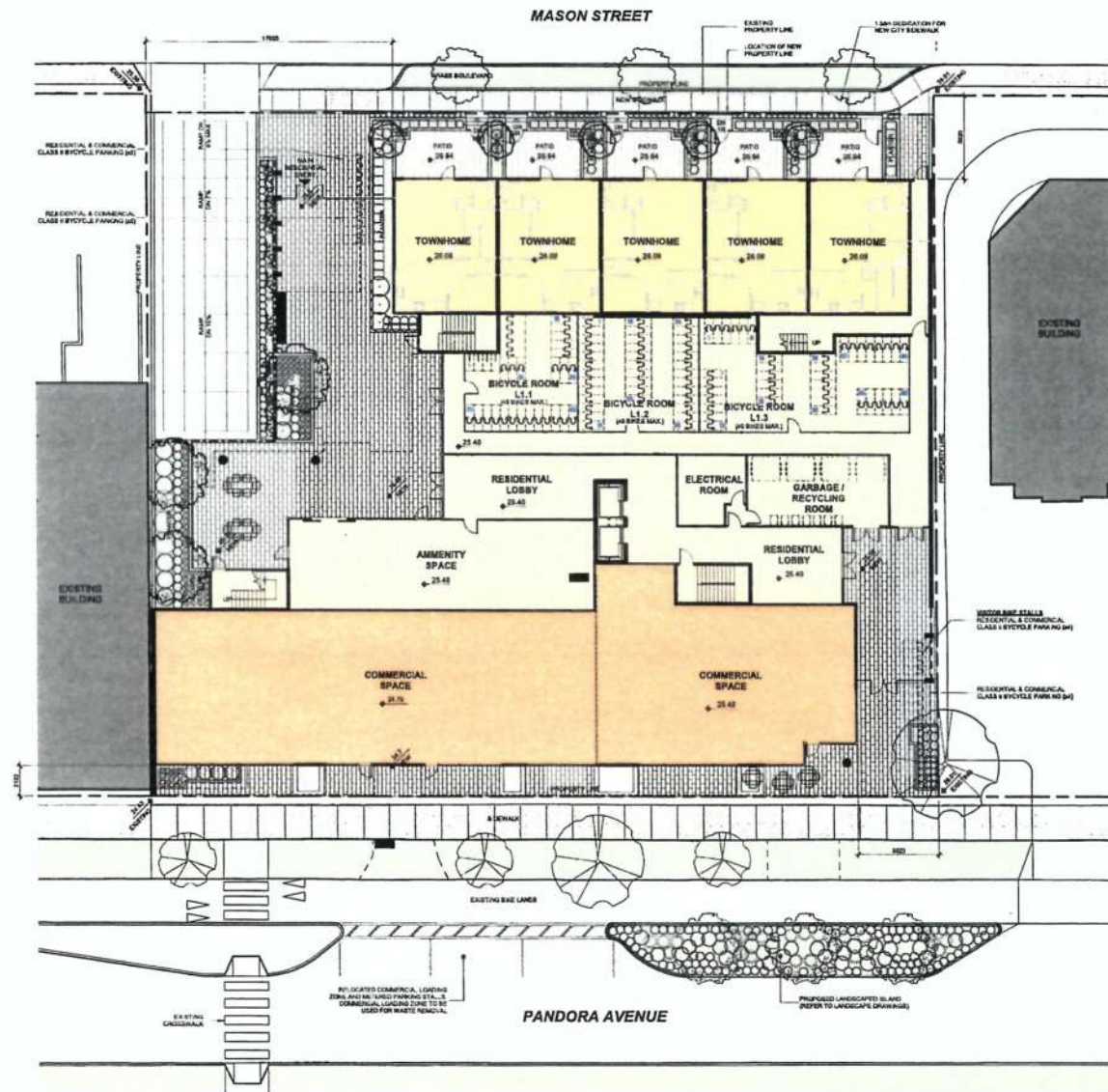
Received
 City of Victoria
JUN 27 2018
 Planning & Development Department
 Development Services Division

CEI
HR
255, 555, 655, 755, 855, 955
 1055, 1155, 1255, 1355, 1455, 1555, 1655, 1755, 1855, 1955, 2055, 2155, 2255, 2355, 2455, 2555, 2655, 2755, 2855, 2955, 3055, 3155, 3255, 3355, 3455, 3555, 3655, 3755, 3855, 3955, 4055, 4155, 4255, 4355, 4455, 4555, 4655, 4755, 4855, 4955, 5055, 5155, 5255, 5355, 5455, 5555, 5655, 5755, 5855, 5955, 6055, 6155, 6255, 6355, 6455, 6555, 6655, 6755, 6855, 6955, 7055, 7155, 7255, 7355, 7455, 7555, 7655, 7755, 7855, 7955, 8055, 8155, 8255, 8355, 8455, 8555, 8655, 8755, 8855, 8955, 9055, 9155, 9255, 9355, 9455, 9555, 9655, 9755, 9855, 9955

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 DEVELOPMENT



FOR

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

932 PANDORA AVENUE

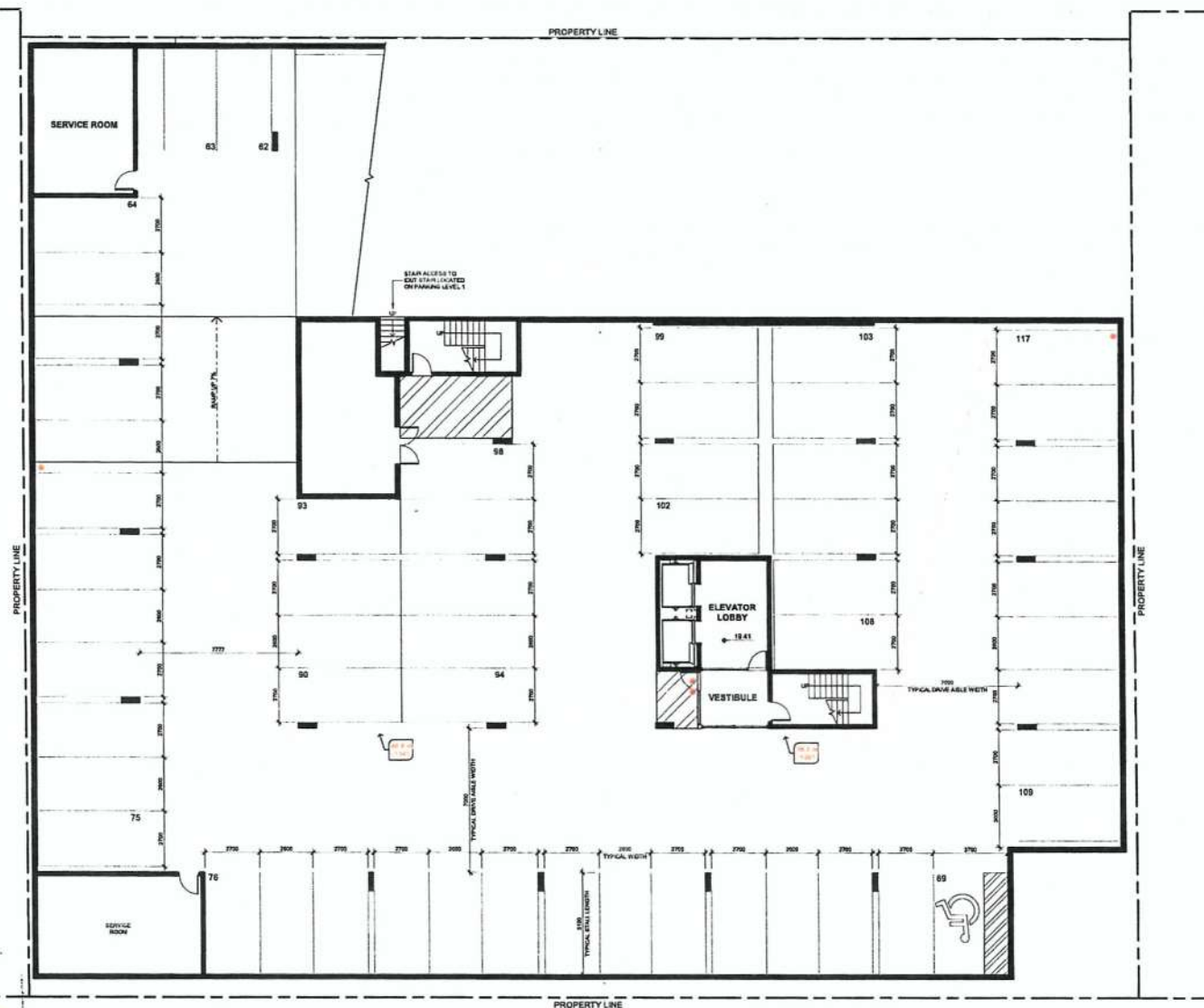
PARKING LEVEL 2



See also: 932 Pandora Ave
1:1000 Scale
1:1000 Scale

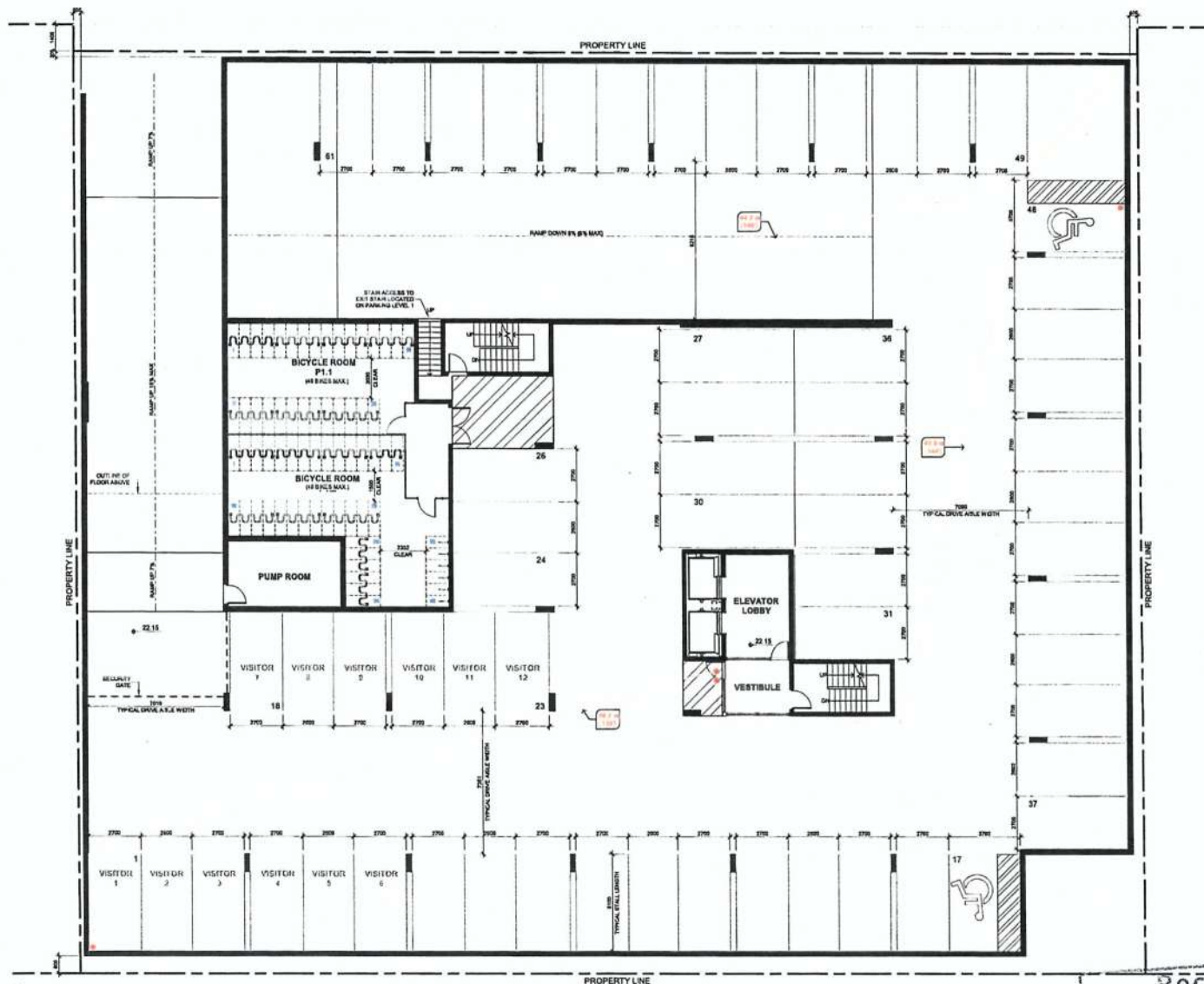


NORTH



Received
City of Victoria
Deposited June 27, 2018
OCT 29 2018

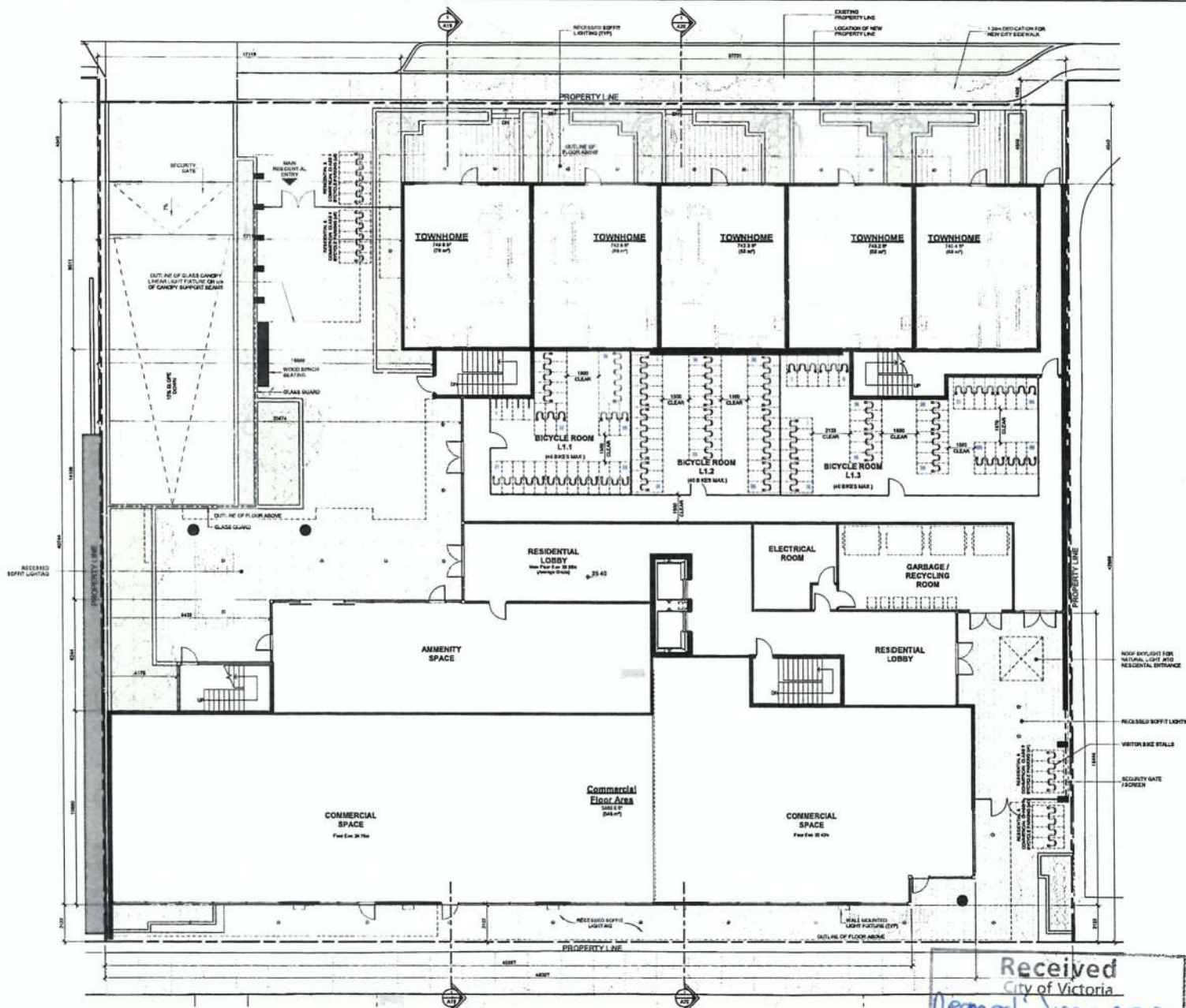
Planning & Development Department
Development Services Division



932 PANDORA AVENUE
PARKING LEVEL 1
A6

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





932 PANDORA AVENUE

LEVEL 1 FLOOR PLAN

DATE: JUNE 2018
 SCALE: 1" = 10'
 REVISION: NEW BOARD FOR DEVELOPMENT PERMIT

A7

Received
 City of Victoria
Deemed: June 27, 2018
NOV 01 2018

Planning & Development Department
 Development Services Division



CEI

CDR

2018-2019 Year Book
 1-2018-2019 Year Book
 1-2018-2019 Year Book
 1-2018-2019 Year Book

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]

Received
 City of Victoria
 JUN 27 2018
 Planning & Development Department
 Development Services Division



255-155 West Street
 Suite 200
 Victoria BC V8V 2E6
 Tel: 250-363-5555
 Fax: 250-363-5556

A8

LEVELS 3, 4, & 5 FLOOR PLANS



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



Planning & Development Department
Development Services Division

EXTENT OF BUILDING THAT
EXCEEDS THE HEIGHT OF THE
ADJACENT BUILDING

EXTENT OF BUILDING THAT
EXCEEDS THE HEIGHT OF THE
ADJACENT BUILDING



9332 PANDORA AVENUE
LEVELS 6 & 7 FLOOR PLAN
A10

CEI

HR

223-255-1000
1-250-300-3000
1-250-300-3000



Received
City of Victoria

JUN 27 2018

Planning & Development Department



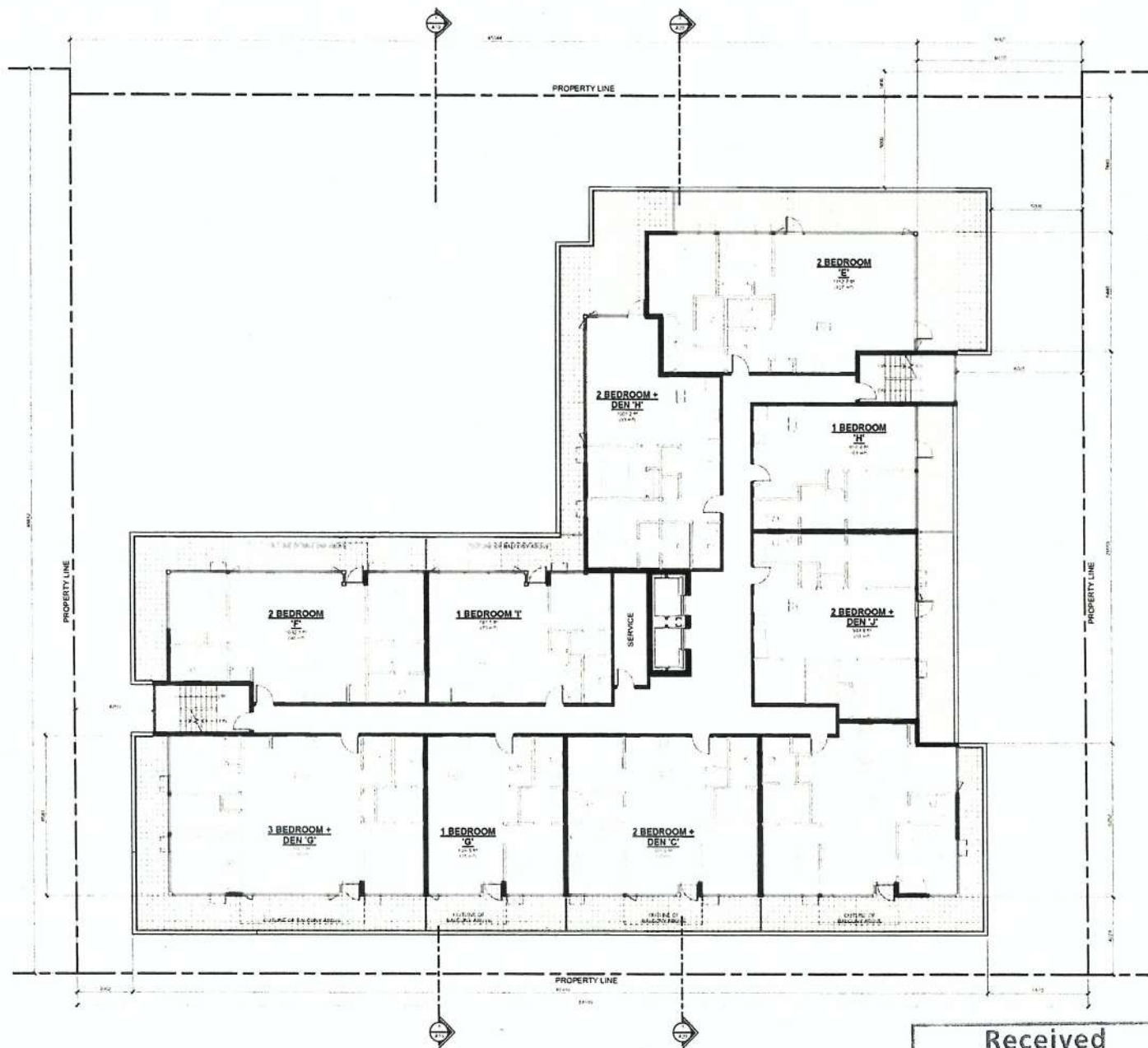
1-23

202-655-7568
Vedra DC VDA-602
1-800-268-5028
www.vedra.com



NORTH

Planning & Development Department
Development Services Division



9322 PANDORA AVENUE
LEVEL 9 FLOOR PLAN
A12

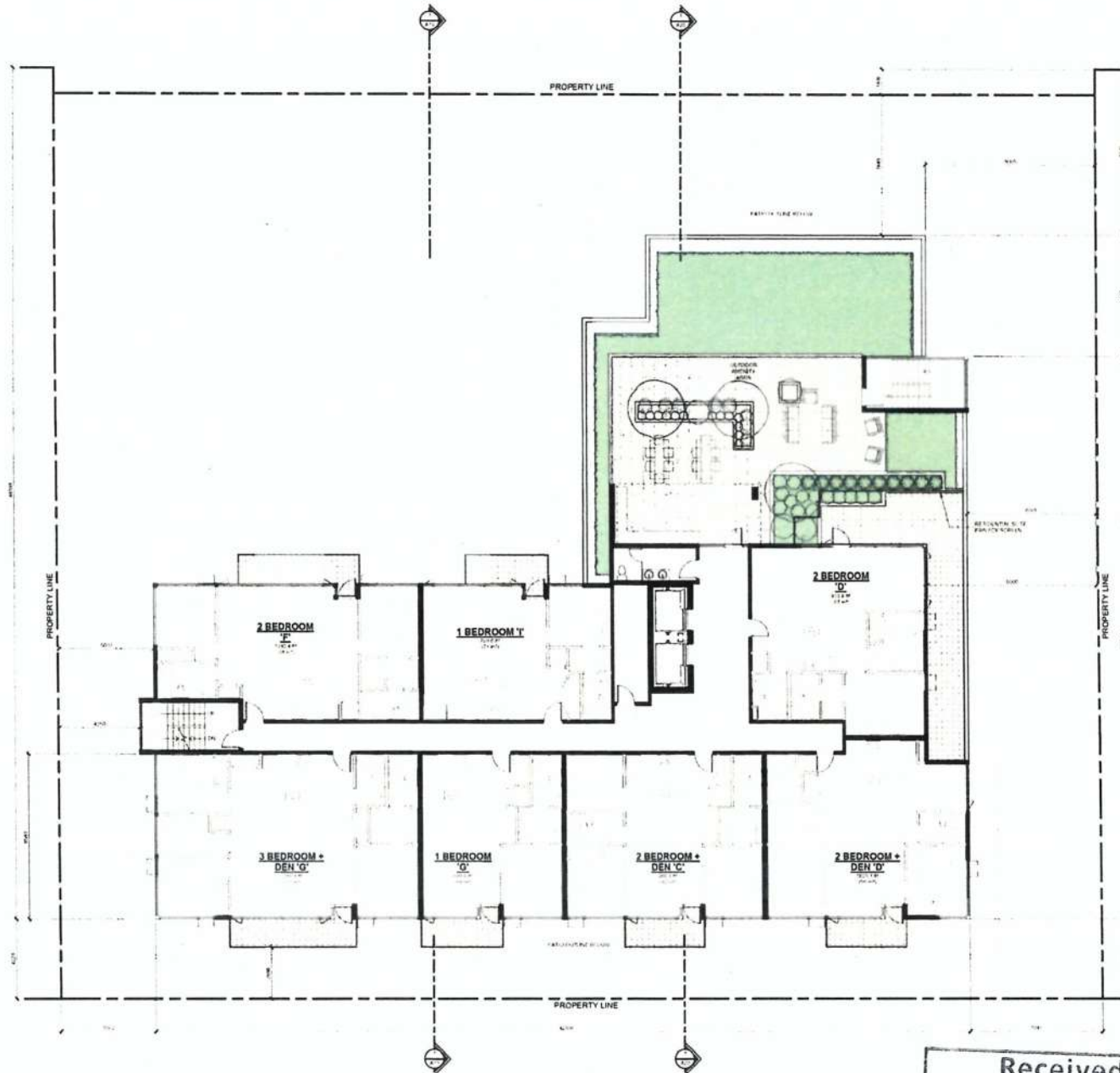


200-445-1111
1-800-363-3444
1-250-363-3444

Received
City of Victoria

JUN 27 2018

Planning & Development Department



932 PANDORA AVENUE
LEVEL 10 FLOOR PLAN
A13



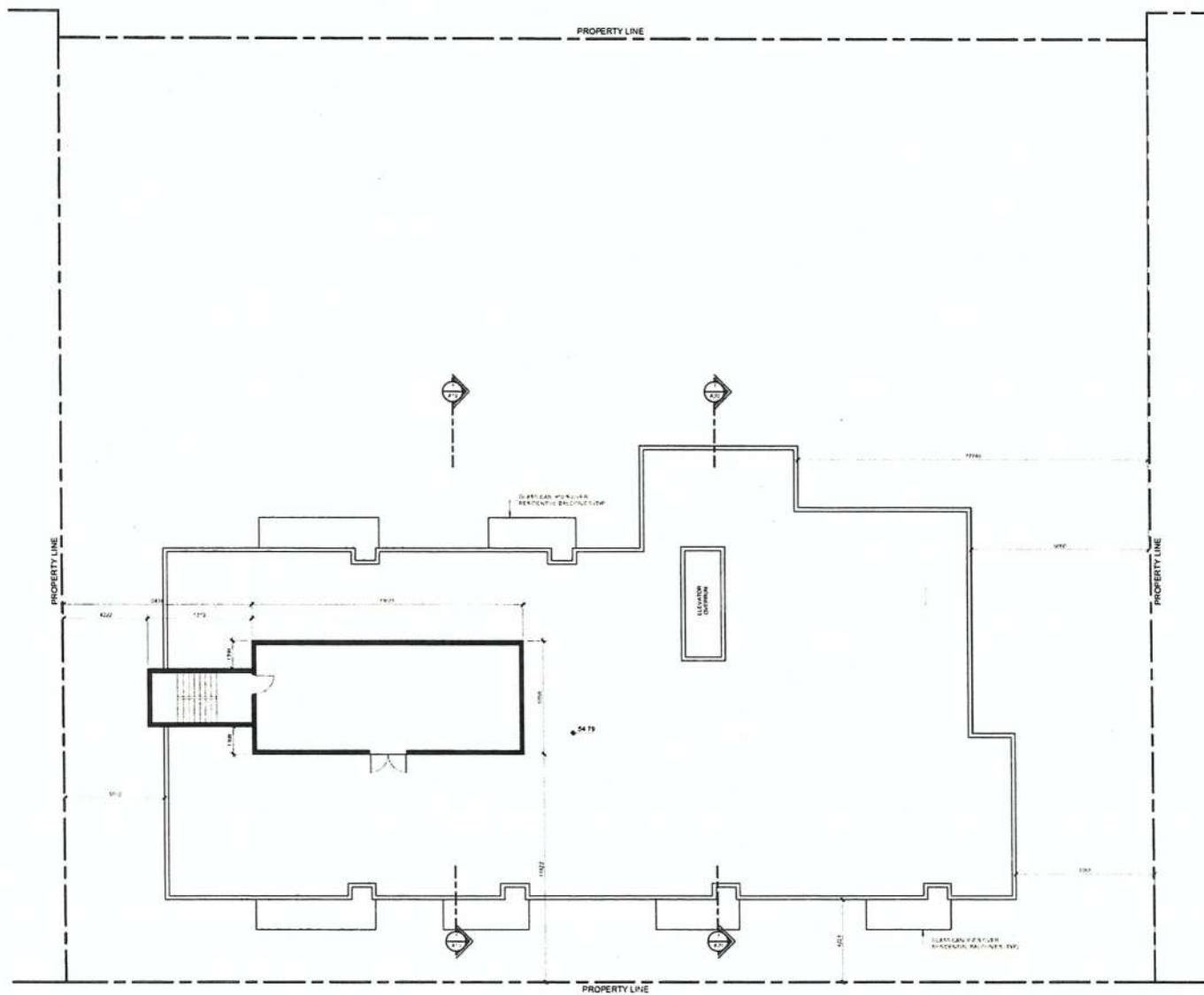
223 1st Ave. Suite 100
 Victoria, BC V8W 2E1
 Tel: 250 363 3333
 Fax: 250 363 3414



Received
 City of Victoria

JUN 27 2018

Planning & Development Department



932 PANDORA AVENUE
ROOF PLAN
A14

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



CDR



201-651-1000
 201-651-1001
 1-800-363-3636

Received
 City of Victoria

JUN 27 2019

Planning & Development Department

ELEVATION LEGEND

- | | | | |
|---|--|---|---|
| 1 CLEAR VISION GLASS | 4 EXTERIOR CEDAR CLADDING | 10 PRE-FINISHED PERFORATED METAL SCREENS | 14 LIGHT COLOURED PRE-FINISHED METAL CLADDING |
| 2 OPAQUE GLASS SPANDREL | 5 EXTERIOR CEDAR VOPVIT | 11 PRE-FINISHED METAL PICKET SECURITY FENCE | 15 VERTICAL WOOD SCREEN |
| 3 OPAQUE GLASS SPANDREL | 6 EXPOSED CONCRETE W/ EPoxy COATING (CONCRETE COLOR) | 12 PRE-FINISHED METAL CAP FLASHING | 16 GLASS PATIO GATE |
| 4 PRE-FINISHED COMPOSITE ALUMINUM PANEL | 7 BLUE LAMINATED WOOD CLADDING | 13 COLOURED VISION GLASS (TINTED) | 17 FIBRE CEMENT PANEL |
| 5 BRICK MASONRY | 8 ALUMINUM & GLASS GUARDRAIL | 14 TRANSLUCENT GLASS BALCONY DOOR/S | 18 GLASS CANOPY |



2 SOUTH ELEVATION
A15 SCALE 1:100

Received
City of Victoria

JUN 27 2018

Planning & Development Department
Development Services Division

ELEVATION LEGEND

- | | | | |
|--|---|---|---|
| 1 CLEAR VISION GLASS | 4 EXTERIOR CEDAR CLADDING | 13 PREFINISHED PERFORATED METAL SCREENS | 21 LIGHT COLOURED PRE-FINISHED METAL CLADDING |
| 2 OPAQUE GLASS SPANDREL | 5 EXTERIOR CEDAR ROOF | 14 PRE-FINISHED METAL PICKET SECURITY FENCE | 22 VERTICAL WOOD SCREEN |
| 3 OPAQUE GLASS SPANDREL | 6 EXTERIOR CONCRETE w/ BRICK COATING (CONCRETE COLOR) | 15 PRE-FINISHED METAL CAP FLASHING | 23 GLASS PATIO GATE |
| 4 PREFINISHED COMPOSITE ALUMINUM PANEL | 7 BLUE LAMINATED WOOD CLADDING | 16 COLOURED VISION GLASS (Tinted) | 24 WHITE CEMENT PANEL |
| 5 BRICK MASONRY | 8 ALUMINUM & GLASS GLAZIAL | 17 TRANSLUCENT GLASS BALCONY DIVIDERS | 25 GLASS CANOPY |



1 WEST BUILDING ELEVATION
A16 SCALE 1/100

Received
City of Victoria

JUN 27 2018

Planning & Development Department

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 GARDY |



1 NORTH BUILDING ELEVATION
A17 SCALE 1/100

Received
City of Victoria
JUN 27 2018
Planning & Development Department
Development Services Division

100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%

EAST ELEVATION

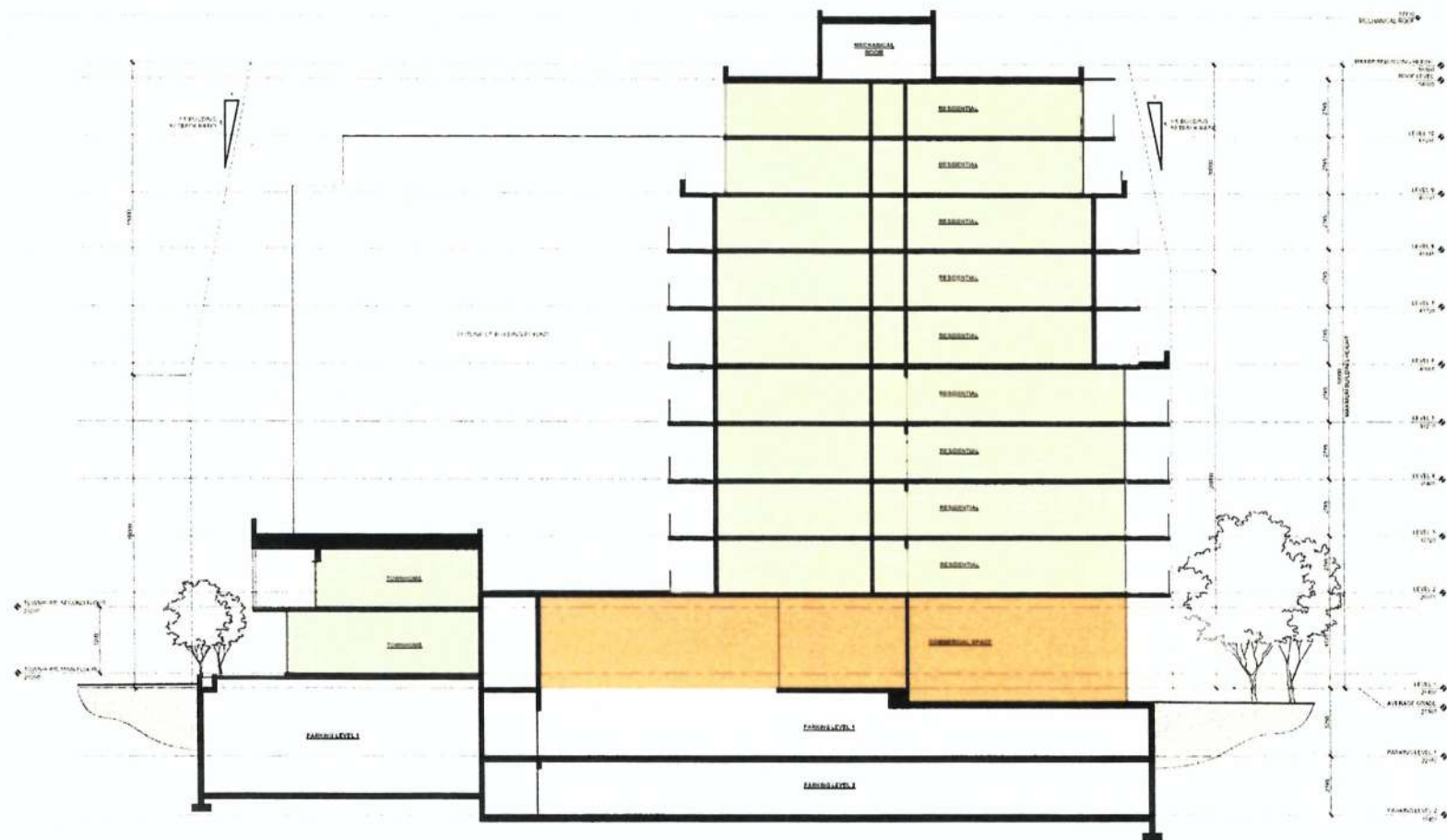


Planning & Development Department
Development Services Division

CEL

22

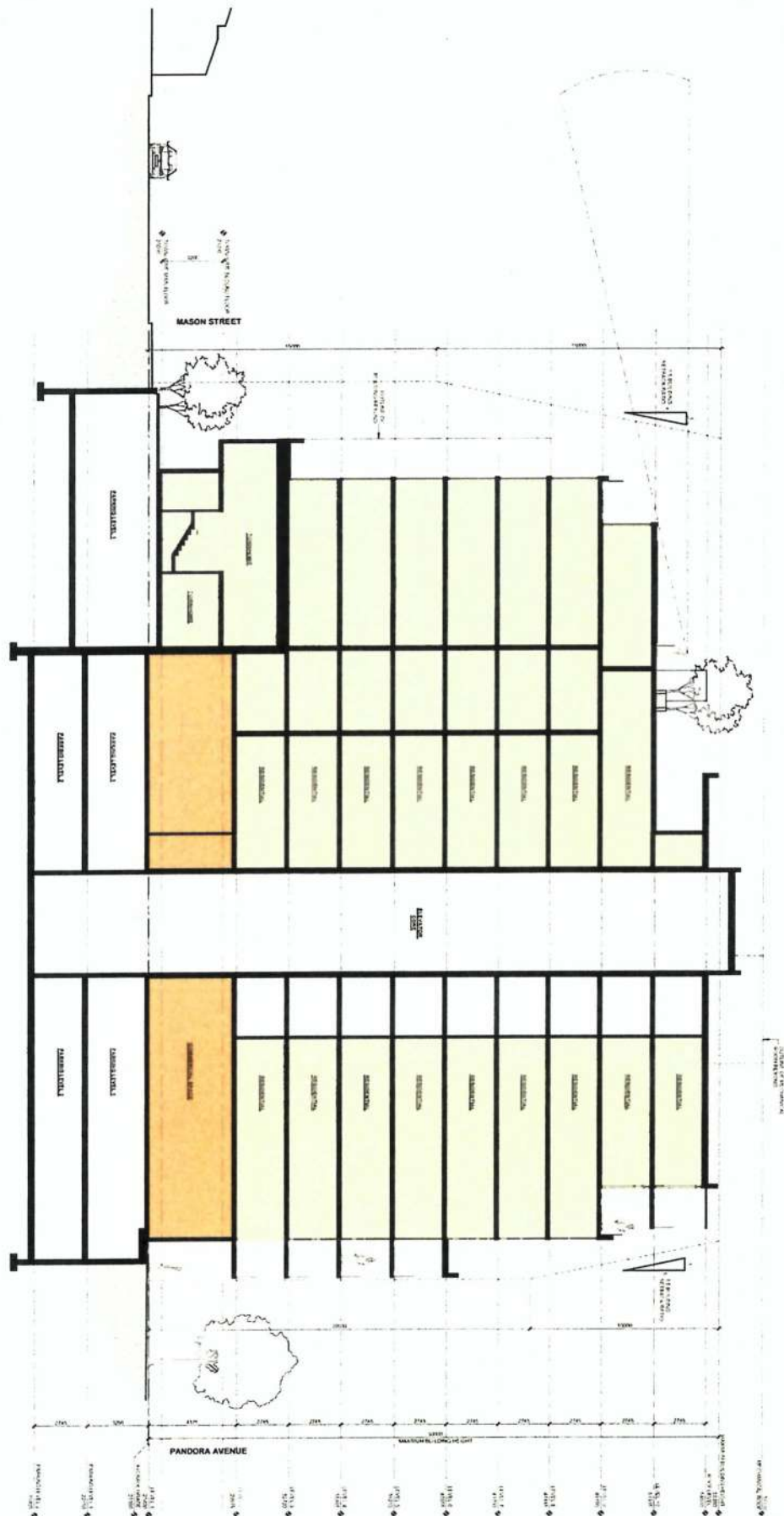
2013 015 3 year Bond
Voting DC WA 6A5
1 1 200 100 3 505



Received
City of Victoria

JUN 27 2019

Planning & Development Department
Development Services Division



932 PANDORA AVENUE

BUILDING SECTION

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

A20

Received
City of Victoria

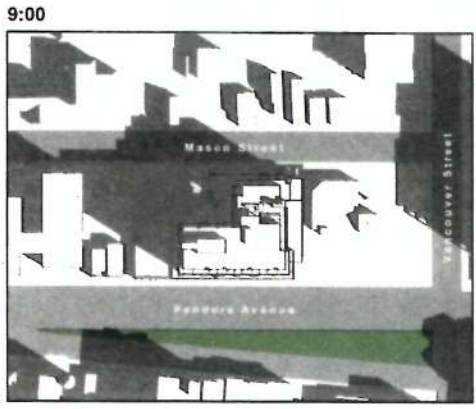
JUN 27 2018

Planning & Development Dept.
Development Services Division

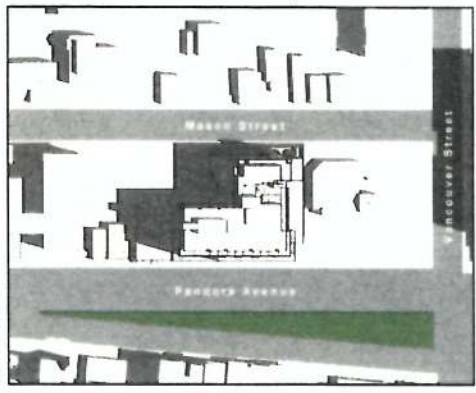
CDR
253 - 655 Tyme Road
Victoria BC V8M 6K5
T 1 250 283 5108
F 1 250 283 3416

CEI

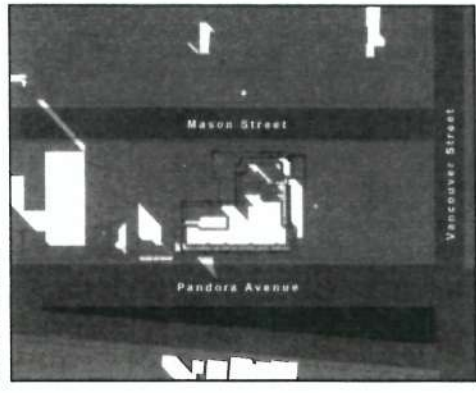
SPRING EQUINOX
(March 20)



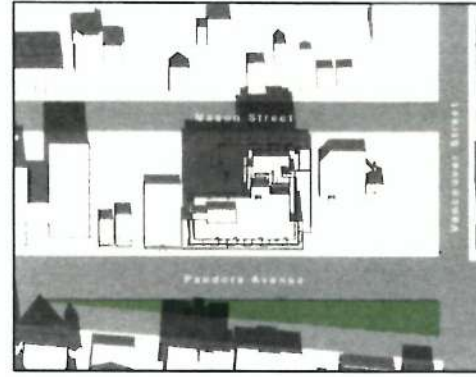
SUMMER SOLTICE
(June 20)



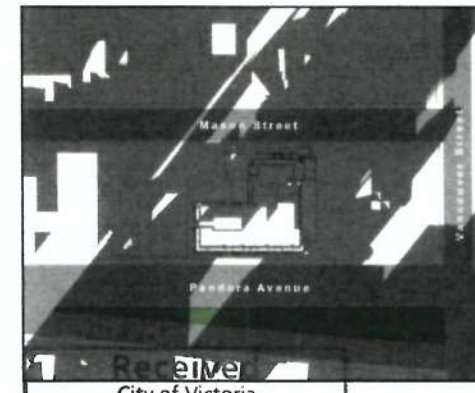
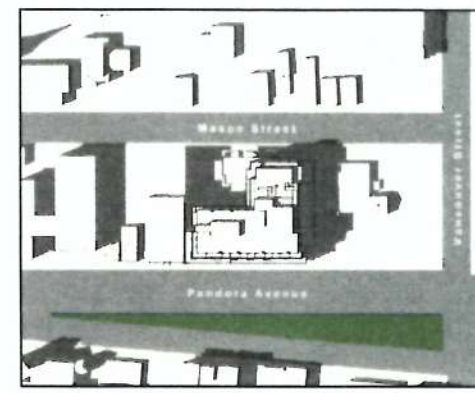
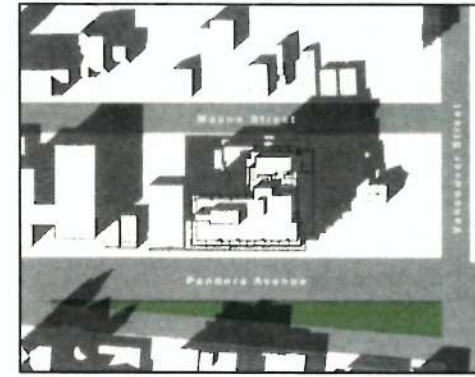
WINTER SOLTICE
(December 21)



12:00



15:00





Quedna Street

PROPOSED DEVELOPMENT

Vancouver Street

CONTEXT ELEVATION ALONG PANDORA AVENUE



Vancouver Street

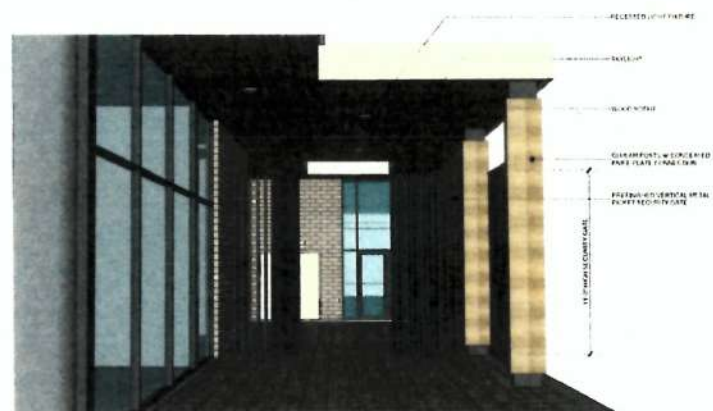
PROPOSED DEVELOPMENT

Quedna Street

CONTEXT ELEVATION ALONG MASON STREET



RESIDENTIAL SECURITY GATE ON MASON STREET



RESIDENTIAL ENTRANCE GATE ON PANDORA AVE STREET

932 PANDORA AVENUE
A22
 DATE: JUNE 2018
 SCALE: 1/8" = 1'-0"
 PROJECT: 932 PANDORA AVENUE PROJECT

CEI
CD
 200-655-1111
 1-800-268-0888
 1-800-268-0888

Received
 City of Victoria
JUN 27 2018



View Looking at Residential Entrance on Pandora Avenue



View Looking West on Pandora Avenue



View Looking West on Mason Street



223-461-7700
1-800-387-3333
1-779-981-1844

Received
City of Victoria

JUN 27 2017

Planning & Development Department
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
TEL: 604.261.1000
FAX: 604.261.1001

Received
City of Victoria

JUN 27 2018

Planning & Development Department
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

100% —
100% —

932 PANDORA AVENUE

STREET VIEWS



2

203 655 Type II
Vedura DC VSA (AO)
1 1 250 288 1508
1 1 250 201 1018

Received
City of Victoria

JUN 27 2018

Planning & Development Department



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.



Received
City of Victoria

JUN 27 2018

Planning & Development Department
Development Services Division

SPANDREL PANEL

VISION GLASS

SPANDREL PANEL

COMPOSITE METAL PANEL

WOOD SOFFIT
AND WALL PANEL

FIBRE CEMENT
PANEL

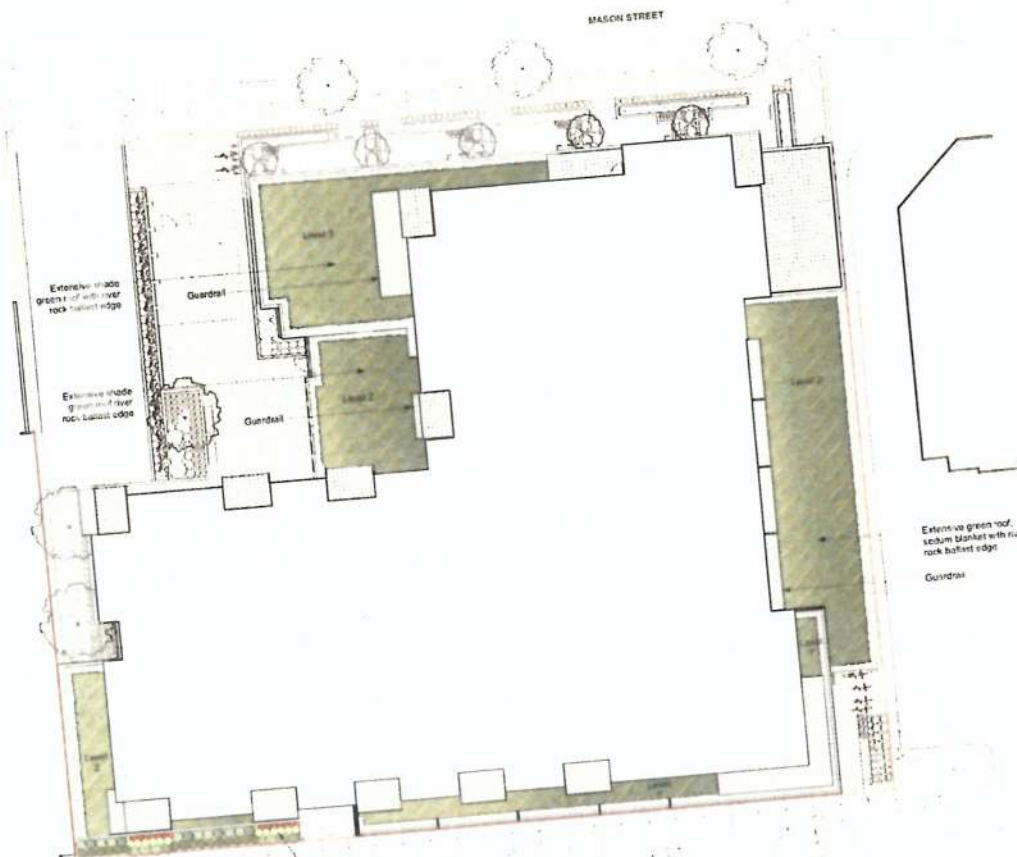
BRICK CLADDING

SANDBLASTED EXPOSED CONCRETE

Received
City of Victoria

JUN 27 2018

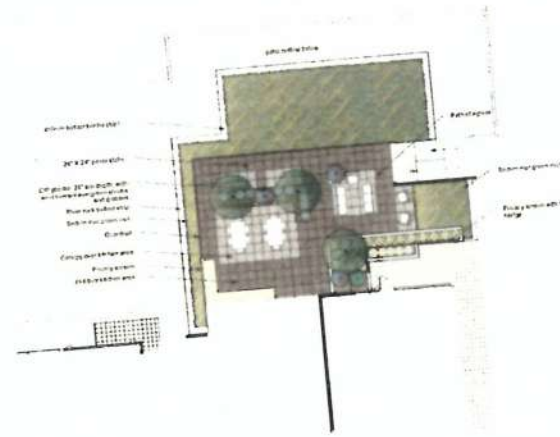
Planning & Development Department
Development Services Division



Level 2,3,7 Green Roofs

N 1:150

June 25, 2018 Revision Notes
 B - Locate Level 10 privacy screen within planter and add planting as required
 June 19, 2016 Revision Notes
 E - Added green roof and planter, Level 2
 F - Added green roof, Level 7
 G - Revised and expanded planter



Level 10 Roof Terrace

N 1:150



Roof and Ground Level Character Images

Received
 City of Victoria
 JUN 27 2018
 Planning & Development Department
 Development Services Division

June 18, 2018 - Re-issued for Development Permit
 June 11, 2018 - Re-issued for Development Permit
 July 28, 2017 - Issued for Development Permit
 LADR LANDSCAPE ARCHITECTS
 Project No: 1732
 23854 Gordon Ave. Victoria, B.C. V8T 1M5
 Phone: (250) 588-9105 Fax: (250) 512-0805

932 Pandora St. | Roof Terraces



25 June 2018

Leanne Taylor
Senior Planner
City of Victoria
1 Centennial Square
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.

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 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,

HDR|CEI Architecture Associates Ltd



Jim Aalders Architect AIBC, MRAIC, LEED AP

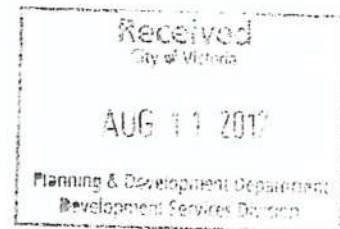


KANG & GILL

CONSTRUCTION LTD.

August 8, 2017

City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6



Dear Mayor Helps and the City of Victoria Council:

Re: 926, 928, 930, and 932 Pandora Avenue

Please accept this letter as part of our Rezoning and Development Permit Application for 926, 928, 930, and 932 Pandora Avenue, a proposed mixed-use condominium.

We are excited about the opportunity to continue to contribute to the growth of Victoria's Downtown Core, and are pleased to present this development on the 900 block of Pandora Avenue. As with every development site, we see both opportunities and challenges on this site, and are proudly offering a unique development which will enhance Victoria's Downtown Core.

The proposed development at 932 Pandora is for a 10 story building which will include 9 floors of Residential market housing over a prominent Main floor of Commercial / Retail fronting onto Pandora Avenue and 2 levels of underground parking. A wide range of Residential suites will be provided ranging from Studios to 3 bedrooms and Den as well as five 2-storey Townhomes with private entrances along Mason St. The total count will be 150 living units.

This neighborhood is going through considerable transition and we see opportunities to continue to evolve the North Park and Harris Green neighborhoods. In developing a proposal for this site we have considered many aspects of the community and context including existing socio-economic constraints, pedestrian patterns as well as policies and initiatives by the City of Victoria. The current zoning of the property is CA-1 which allows for both residential and commercial use with a maximum FSR of 2.0 and a maximum height of 15.5 meters (5 stories). The property is located within the DPA -3 (HC) district identified in the Official Community Plan (OCP) and the Residential Mixed -use district identified in the Downtown Core Area Plan (DCAP). Through Rezoning the DCAP "density framework" allows for a maximum FSR of 5.5 and a maximum Height of 30 meters (10 stories). Main floor Commercial / Retail use will be provided along Pandora Avenue which will meet the planning objective for active street level businesses on this street. The primary Residential entrance will be from Mason Street, through a private landscaped courtyard leading to the Main Lobby of the building. A secondary Residential entrance will be provided through a breezeway from Pandora Avenue. Vehicular access into the parkade will be from Mason Street as required by the Engineering Department. The primary bike storage room is currently proposed on the Main floor with access to both Pandora Avenue and Mason Street.

Massing and Composition

Much of the East side of the 900 block of Pandora Avenue is currently underdeveloped. The subject property is a mid-block site with a McDonald's restaurant to the East and one and two story buildings to the West. The layout and massing



KANG & GILL

CONSTRUCTION LTD.

of the proposed building responds to the DCAP Design Guidelines. As well, we've considered potential future massing on the properties to the East and West to maximize separation from future neighboring buildings for privacy, access to natural light and views.

The building setbacks meet or exceed the guidelines set out in the DCAP. The buildings massing is arranged to comply with the "wide street" setback requirements on Pandora Avenue and the "narrow street" setback requirements on Mason St. as well as the "street wall" massing guidelines of the DCAP. The resulting stepped profile of the building at the 6th and 9th floors on the Pandora side of the building will provide alignment and continuity with the lower existing and proposed buildings on both sides of this street. Continuous balconies from levels 2 -5 in the South East corner will create the Primary St. wall and will align with the existing building at the West end of the block and a new building to the East currently under construction on the former St Andrews site. The building setback at the 9th floor will minimize the visual impact of the upper 2 floors. The 'Secondary Street Wall' component will be comprised of Levels 2 thru 8 beyond the 'Primary Street Wall'. The massing of the 2-level Townhomes on Mason Street will provide a strong 2-storey expression along Mason Street and a transition to the existing houses on the opposite side of the Street. The Townhomes will be set back from the property line to allow for individual patios with landscape features associated with each Townhouse which will effectively widen the street and enhance the pedestrian experience along the development.

The building's exterior cladding material will be a glazing system primarily which will include 2 colors of spandrel glass. The DPA -3 (HC) district design guidelines encourages the use of building materials that will conserve and enhance the heritage value of the significant historic buildings within this district, which are most notably the churches along Quadra Street. Masonry cladding is proposed for portions of the main floor in response to the stone and masonry structure of the historic churches. The building's west stairwell will feature colored glazing reminiscent of stained glass. The third cladding materials will be metal cladding. Color selections for these materials will complement the surrounding historic buildings.

Entry Courtyard and Roof Garden

The Residential entry lobby will be accessed from a landscaped courtyard which features a timber and glass entry canopy. The proposed development provides an amenity room for the residents which will be situated off of the courtyard and incorporates an operable glass wall which allows activities to extend outdoors under the cover of the building above for weather protection. The courtyard provides bench seating for casual use by the residents. A common roof top patio will be provided on the 10th floor of the building and will include an outdoor kitchen and dining area as well as bench seating. The shared courtyard and roof garden will promote social interaction among the residents of the building, a key element to developing 'happy' and livable cities. Both the courtyard and roof garden be well lit for safe evening use.'

Commercial Space

Main floor Commercial / Retail use will be provided along Pandora Avenue to meet the planning objective for active street level businesses on this street. The commercial space will be setback from the property line to extend the width of the walkway on the front of the building and allow retail activity to extend outdoors. The building above will extend over the outdoor area for weather protection. The soffit of the overhang will be clad in warm stained wood with recessed lighting. Blade signage will be suspended from the soffit for the individual tenants. Benches will also be incorporated within the setback and the grass boulevard in support of Commercial / Retail tenants.



KANG & GILL

CONSTRUCTION LTD.

Vehicle and Bike parking

The proposed development will provide the required Vehicular and Bike parking stalls as set out in Schedule C of the Zoning Bylaw. Vehicular parking has been calculated based on the current CA-1 zoning. 90 vehicular parking stalls are required and 118 stalls will be provided. One Class-1 bike parking stall will be provided for each unit for a total of 150 bike stalls. Bike parking will be provided in 2 enclosed rooms, one on the main floor and the other on the first level of underground parking. The Main floor bike room can be accessed from both Pandora Avenue and Mason Street. The Required Class 2 bike parking stalls will be provided at each of the 2 entrances, 12 in total.

Streetscape

The proposal includes Landscape enhancements along both Pandora Avenue and Mason St. including the new boulevards that have been integrated with the new bike lanes on Pandora Ave. Much consideration was given to the location of the garbage room and the collection of waste and recycling to minimize the impact on the existing residents of Mason Street. After consultation with the Area Planner, the Engineering department as well as a waste-service provider it was agreed that garbage collection would be from Pandora Avenue. The existing (relocated) commercial loading zone will also be used for loading Garbage and Recycling.

CPTED

The proposed development will provide 'eyes on the street' on both Pandora Avenue and Mason Street, which is a key factor in reducing crime. Both residential entrances will incorporate a security gate and will be well lit and visible from residential units as well as the main floor Commercial space along Pandora Avenue. Visitor bike parking stalls will be situated on the secure side of the Entry gateways.

Community Dialogue

A formal CALUC meeting was held on June 07. The response was generally very supportive of a new development. Some concerns were raised regarding the scale of the project and the effects of shadowing onto existing houses, although we had not yet completed the shadow study at that time. Representatives from the Victoria Conservatory of Music were appreciative that the developer was investing considerably in improvement of the neighborhood and they were supportive of the proposal.

Summary

The proposed design of this proposed development reflects the considerable dialogue with the neighbors and city staff to date. We believe the design closely aligns with the Downtown Core Area Plan and is a positive step for the future of the Harris Green and North Park neighborhoods.

Kang and Gill Construction Ltd. takes great pride in the planning and design of all our developments and we thank you your time and consideration with regards to this matter.

Sincerely,

Carly Abrahams, Development Manager



KANG & GILL
CONSTRUCTION LTD.

November 1, 2018

RE: 926 & 932 Pandora Ave

Mayor and Council

City Of Victoria – Planning Dept

City of Victoria
1 Centennial Square,
Victoria BC V8W 1P6

Dear honorable mayor and council,

Kang and Gill Construction is committed to helping in the current city needs for more affordable housing options. As a result, we are prepared to offer 10% of our proposed units as affordable rental units at 926 and 932 Pandora Ave. These 15 rental units will be a mix of unit types, from studio to 3 bedroom and will be rented at 15% below appraised market rents. We understand there is a great need for family units, so we will also ensure that a minimum of 5 – 2 bedroom units & 2 – 3 bedroom units will be part of the rental mix. The market rental values will be provided by an independent local appraiser at the time of completion. **This contribution is over and above the declared land lift amount.** We hope you will find this contribution favorable, and we look forward to working with the City on mutually agreeable housing agreement.

Please let me know if you have any further questions or concerns.

Sincerely,

Bikramjit Kang

President - Kang and Gill Construction Ltd.

NORTH PARK NEIGHBOURHOOD ASSOCIATION

Minutes of Community Association Land Use Committee (CALUC) Meeting
June 7, 2017

Present:

Board members: Pam Hartling, Christopher Fleming, Penny Bond,

Members: Michael Rowe, Lori Nielson, Anne Moon, Stacey Ness, Anthony Colyn, Julie Poskitt, Gillian Hurwood (Girl Guide House), Jim Harlick (represented by proxy Steve Blumberg)

Guests: Curtis Knichel, Tommy Ngo, Jim Aalders (HDR CEI Architecture); Carly Abrahams, Biki Kang (Kang & Gill Construction); Rajinder Sahota (Method Built Homes); Kevin DeCoste, Lucy Poskitt, Michele Blumberg, Steve Blumberg, Helene Beaudvin, Holly Rockery, Nona Dyck

Call to Order: Christopher Fleming, NPNA CALUC Co-chair, called the meeting to order at 7:00 p.m.

Process:

This meeting will present two land use proposals, with one hour allotted to each. The developer will present the proposal, then the floor will be open for questions and discussion. The NPNA secretary will record the minutes of the meeting. After the conclusion of the meeting, NPNA's Land Use Committee will write a separate letter to the City for each proposal reporting on decisions and recommendations from the meeting; the minutes will accompany this letter. The NPNA letters and minutes will be sent to all NPNA members and to those who were guests at the meeting.

Based on the conclusions from the meeting, the developer would send modified plans to the City.

Individuals who have particular opinions about the development proposal may send their own letters to the City.

A. Proposal:

**926 - 932 Pandora Ave. — Kang & Gill Construction;
HDR CEI Architecture Associates**

1. Presentation

- The Pandora Ave. side of the proposal is for the maximum height permitted by the Official Community Plan (OCP):
 - 30 m. on Pandora Ave. (10 storeys); 20 m. on Mason St. (six storeys)
- Current zoning is CA-1 (up to 15.5 m. or 5 storeys); OCP supports up to 10 storeys. This development, as planned, would create a site specific zone.
- There are 147 units: studio; several versions of 1-bedroom; 2-bedroom; and 3-bedroom to level 8.
- Level 9 has a common rooftop garden.

- Levels 9 and 10 have the larger suites.
- Floor to space ratio (FSR) is 4.78
- There will be maintenance of good light and view for everybody.
- Plan includes better street right of way on Mason St.
- Five townhouses on Mason St. respond to same landscape as existing houses on the north side of the street. Townhouses are two storeys with patio and second floor balcony.
- Building mass is broken up into three components of differing configuration.
- There is a strict set of rules. The developer is working with City Planning.
- Building is L-shaped with a courtyard on Mason St., heights stepping back from six to 10 storeys from Mason towards Pandora.
- Main entrance on Mason St. has landscaping, courtyard.
 - Secondary access to entry lobby by exterior walkway from Pandora Ave.
 - Common amenity room for all tenants adjacent to entry lobby.
- Bylaw dictates that traffic access and egress must be on the less busy street, which is Mason St.
- Underground parking is on two levels with 81 residential stalls; seven commercial.
- First floor is commercial space.
- Coloured glass on outer aspect of west side stairwell echoes stained glass in the many churches in the area.
- There will be a direct access point to the Pandora bike lane.

2. Q&A

Q: Is the building all strata?

A: Yes.

Q: Does it include low cost accommodation?

A: Not at this point.

Q: Shadowing of Mason St. is a concern. How much shadow will fall on the north side of the street?

A: A shadow study was done and will be made available.

Q: The building is “monstrously tall”. It will negatively affect quality of life of the houses on Mason St. Shadow, noise, night-time deliveries are great concerns.

A: Commercial loading zone, including garbage collection, is in place on Pandora. The plan is to maintain a quiet, pleasant atmosphere.

Q: Traffic flow is a major concern in the vicinity of St. John’s Church. There is a fear of being clogged with cars. Additionally, access off Mason St. removes the “eyes on

the street” on the Pandora side, which is a sociological concern. People who live in the building should have a connection to Pandora Ave.

A: Commercial activity all day, and the height of the units will provide eyes on the street. People who live or do business in the building are more likely to travel southward towards Pandora and downtown, rather than away from Pandora.

Q: Drug activity nearby is a concern.

A: The building is solidly commercial on ground level, which should prevent activity from sprawling across Pandora. Our Place is good about engaging and working with the developers.

Q: What impact will the building have on the neighbourhood during construction, in terms of noise, dust, etc? This already is a problem with current construction in the next block.

A: The developers are doing their best to control this aspect of construction. They will try to keep the bulk of the work towards Pandora, not Mason. Due to many factors, it is hard to know when construction will start. The proposal requires full re-zoning, requiring public hearing, so it may take some time for approval of the project.

Q: Does it have to be built to the maximum height?

A: Zoning is in place but looking at the OCP, development is supported for up to 10 storeys. Looking at the long-term vision, there likely will be further development with maximum allowable height all along this block of Pandora. The developer is trying to be sensitive to Mason St. by stepping the height. They will do shadow studies of both the current and proposed heights.

Comment: Victoria Conservatory of Music (VCM) is appreciative of developers looking to improve the neighbourhood. VCM is supportive of these plans.

Q: What materials will be used?

A: Glass, brick on lower floors, south-facing metal screens, wood soffit (overhang). There is an effort to complement the VCM stone.

Q: What will be the impact on the street itself on the Mason St. side?

A: No changes at the stop signs. The street will be widened. There is no talk of changing the parking limits.

B. Proposal

953 Balmoral Rd. — Method Built Homes

This proposal originally was presented to NPNA on July 28, 2016.

1. Original Proposal:

- The property at 953 Balmoral currently is a 7,200 sq.ft empty lot.
- Zoning is R2 (duplex). The developer is seeking zoning change to R3 (multiple dwelling).
- The proposal is for a purpose-built rental building with six storeys.
 - The building itself takes up one-third of the site.
 - There are 17 units — six one-bedroom, 10 two-bedroom, one three-bedroom.
 - There are five vehicle parking stalls.
 - Each residential unit has storage for two bicycles.
 - There is one parking stall for a Modo car share vehicle, located at the front of the building. Each residential unit would have, in perpetuity, a Modo membership acquired by the developer.
- Affordability is directly relational to amenities.
 - This building offers Modo car share, bike stalls, proximity to downtown, green roof.

2. Possible Revision:

Since originally proposal last year, which was not supported due to height and limited number of parking stalls, the market has changed and it is more feasible now to revise to a four storey plan.

3. Q & A:

Q: What is the building's relationship to Pacifica Housing?

A: The developer is on the board of Pacifica Housing. Pacifica interest in another Method Built project on North Park St. fell through.

Q: What is the size of the one-bedroom suites?

A: 500 - 600 sq.ft.

Q: Is this the same as last year's proposal?

A: Yes, but market rents change all the time and a subsequent change has made reducing height to four storeys more feasible.

Q: If the height is reduced to four storeys will the building cover more land?

A: No, the number of units would be reduced with no change in the footprint.

Q: There is a lack of space between the back of the building, where the parking is situated, and the neighbouring house on Mason St. This causes a privacy issue. Could there be a green wall to visually separate the two properties?

A: As information, the similar North Park St. building has been rented since January 2017 and not many tenants need or use the parking. However, the city insists on a certain number of stalls.

The OCP guidelines mean that there will be density. The plan has tried to maintain as much set-back as possible. The units are stepped back from the decks and would not permit vision into neighbours' homes. The decks themselves are small and more for air circulation than occupation.

Q: Can LEED standards be looked at as a possibility?

A: What LEED offered as progressive in 2012 has been incorporated into the building code. About two-thirds of LEED standards now are in the building code. Further such progress is happening.

Comment: A neighbour who opposed the original proposal would be happy with the four storey option.

Adjournment:

The meeting adjourned at 8:17 p.m.

Recorder: Penny Bond, NPNA Secretary

3.3 Development Permit Application No. 000508 for 926 - 932 Pandora Avenue

The City is considering a Rezoning and Development Permit Application to allow a ten-storey, mixed-use building with ground floor commercial and residential above.

Applicant meeting attendees:

CURTIS KNICHEL	HDR / CEI ARCHITECTURE ASSOCIATES, INC.
MEGAN WALKER	LADR LANDSCAPE ARCHITECTS
CARLY ABRAHAM	KANG AND GILL CONSTRUCTION LTD.

Ms. Taylor provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- overall massing and building bulk
- ninth and tenth storey balconies and clearance to side property lines
- application of building materials.

Ms. Abraham provided the Panel with a detailed presentation of the site and context of the proposal and Meghan Walker provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- what is the rationale for not having green roofs at the southwest corner of the second floor?
 - desire to avoid having personal items cluttering the street view
 - it would be possible to green the roofs
- what is the inspiration behind the panel pattern?
 - spires were considered, but in the end greenery was the design inspiration
- what is the material of the perforated screens?
 - pre-finished metal cladding
- what is the rationale for the location of the garbage/recycling collection?
 - the proposed location results from lengthy discussions with City staff
 - a waste management service provider has advised that picking up off of Pandora Avenue would not be an issue as long as the paving surface was smooth
 - the only other option would be in the courtyard with access from Mason Street, but this would be more disruptive to residents
- why is the proposed landscaped island not closer to the crosswalk?
 - this could be moved
- were noise and vibration concerns considered with the proposed garbage bay location next to the lobby?
 - the proposed location is a secondary entrance point
 - these services are disruptive no matter what, but will be most disruptive to the townhouse residents if placed by the primary residential entry at Mason Street
- how will the amenity space on the first level be programmed?
 - the outdoor and tenant space will be used for social gatherings and tenants' parties
- what is the rationale for the main entrance not being visible from the sidewalk?
 - the applicants have done similar projects before and have found it difficult to situate the elevator lobbies at the best point in the building

- placing the main lobby off Pandora Avenue was explored, but the vehicular access location and the noise and grit of Pandora Avenue drove the decision to make the entry off of Mason Street
 - the entrance is not as visible from Mason Street, but entering through the courtyard is nicer, the canopy provides a visual marker and there is a very nice feel along Mason Street
- do the townhouses only have windows towards Mason Street?
 - yes; although the two western units have an opportunity for windows at the rear, these would face neighbours
 - the interior layout supports the proposed window placement
- would glazed windows be possible for the inbound townhouse bedrooms?
 - this can be considered, but would have to respect the fire code and work around the L-shaped tower
- how is the tenth floor roof deck separated from the adjacent unit's bedroom?
 - there is glazing situated at the northwestern corner of the unit and the hedge planting also helps with privacy
 - sound insulation could also be improved for this corner
- what is the reason for the change in the ground level canopy colour on the Pandora Street elevation?
 - the initial design had a break at this location
 - the change helps define the lower commercial floor, but the colour could be made contiguous
- do the top balconies have any canopy above, or are they exposed?
 - at the moment they are exposed, although it would be desirable to extend the glass canopy
- were live-work opportunities with Mason Street explored?
 - the primary focus of the mix of unit types is to attract families, but live-work opportunities could also be explored
- is there a bathroom for the tenth floor amenity patio?
 - this could be added inside beside the storage area
- are the townhouse patios on Mason Street at street level?
 - Mason Street is sloped, so some patios are at street level
- is there opportunity for a green roof adjacent to the sixth and seventh floor patios?
 - this is a possibility
- were the materials purposely selected to create a muted palette?
 - the proposed materials evolved from many samples; the lighter colours in the lower floors complement the nearby churches and the bluish tones echo the lighter blue spandrel panel
- was an independent CPTED analysis completed? In particular, were the benches in the landscape plans included in a CPTED analysis?
 - no independent review was completed
 - there is sufficient light and enough eyes on the street to mitigate security concerns
- have the proposed benches been approved by the City?
 - no, this is just at a conceptual stage at the moment
- will the landscaped island be maintained by the developer?
 - this has not yet been discussed with the City
- what is the rationale for the paving pattern in the driveway from Mason Street?
 - the pattern highlights the main point of entry.

Deborah LeFrank left the meeting at 3:00pm.

Panel members discussed:

- recognition of the importance of the site in setting the tone for the area
- the proposal's scale in relation to its current surroundings and the need to consider future development and guidelines
- opportunity to improve the building's mass and functionality by adding a balcony on the top level
- appreciation for the building's shifts in the ground floor aligning with potential adjacent open spaces
- the successful integration of the townhouses and the creation of a street wall
- potential concern for privacy, ventilation and light with windowless bedrooms in the townhouse units
- opportunity to create some detachment of the townhouses for distance, to create a more exciting volume and provide light
- appreciation for the townhouse concept and materiality
- need to refine the second floor canopy to avoid an arbitrary change in colours
- need to break up the continuous glass railing at the top of the building
- concern for the reflectivity of the building overall; the opportunity to add materials to reduce the shininess
- need to reconsider the spandrel glass cladding
- recognition of the proposal's overall success in addressing the large mass
- potential to create an amenity space in the courtyard off of Mason Street

Elizabeth Balderston left the meeting at 3:20pm.

- concern for the functionality of the garbage and recycling removal route
- the necessity of improvements to the public realm
- concern for the liveability of the western units labelled "2 bedroom A" on all floors above the second, if an adjacent building is constructed near the property line
- the need to focus on the pedestrian experience
- concern for the cold, hostile pedestrian streetscape and entrance at Pandora Avenue
- appreciation for the glazing at the ground level on Pandora Avenue
- opportunity to make a statement with the entry canopies and resolve the entryways
- lack of visual clarity for main entry off Mason Street
- opportunity to benefit the future street wall through recessed balconies or by revealing greenspace.

Motion:

It was moved by Sorin Birliga, seconded by Stefan Schulson, that the Development Permit Application No. 000508 for 926 - 932 Pandora Avenue be approved:

1. subject to the following recommendations:
 - a) introduce non-reflective materials in lieu of spandrel panels;
 - b) revise the 9th floor continuous balcony;
 - c) refine both Pandora Avenue and Mason Street streetscapes and entrances; and
2. with consideration to the following recommendations:
 - a) reconfigure the garbage and recycling removal route;
 - b) consider adding windows to the townhouse bedrooms;

- c) review the design of the amenity spaces to improve functionality, privacy and serviceability; and
- d) consider the Panel's comments as captured within the meeting minutes.

Carried

For: Jesse Garlick (Chair); Sorin Birliga; Paul Hammond; Carl-Jan Rupp;
Stefan Schulson
Against: Jason Niles

4. ADJOURNMENT

The Advisory Design Panel meeting of May 23, 2018 was adjourned at 3:45 pm.

Jesse Garlick, Chair



25 June 2018

Leanne Taylor
Senior Planner
City of Victoria
1 Centennial Square
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.

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 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,

HDR|CEI Architecture Associates Ltd



Jim Aalders Architect AIBC, MRAIC, LEED AP



September 27, 2018

Leanne Taylor
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 926-932 Pandora Avenue Land Lift Analysis

G.P. Rollo & Associates (GPRA) has been retained by the City of Victoria to complete a Land Lift and Amenity Contribution Analysis for the proposed rezoning of 926-932 Pandora Avenue Victoria (the Site) from the current CA-1 Zone to the proposed zone by Kang & Gill Construction Ltd (the Developer).

The purpose of the analysis is to estimate the land lift and amenity contribution on the site from an increase in density from 3.0 FSR for a residential building (identified as the 'base density' under the Official Community Plan designation as Core Mixed-Use Residential Urban Place Designation) to a proposed density of 4.55 FSR mixed commercial at grade with residential strata above project on the Site.

The analysis consisted of preparation of residual land value analyses which determines the maximum value that a developer could afford to pay for the Site assuming it already had the new zoning for 4.55 FSR and the maximum value a developer could pay for the site permitted under the CA-1 Zoning under current market conditions. GPRA has been asked to assess the value of the Site with the following potential uses:

- 1) Residential strata;
- 2) Commercial retail uses;

GPRA used standard developer proformas for each case to model the economics of typical development as proposed/allowed under the each zoning. The 'Lift' is then calculated as the difference in residual land values under both current CA-1 Zone and the proposed new zoning/density.

METHODOLOGY & ASSUMPTIONS

The Site is roughly 2,600 square metres in area after dedications and can be developed under the current zoning with a mix of ground floor commercial with residential above at a density up to 3.0 FSR. The proposed new development at roughly 4.55 FSR would amount to approximately 11,840 square metres of GBA, comprised of 11,314 square metres (gross area) of residential (composed of 143 apartments and 5 ground oriented townhouses), and 526 square metres of ground floor commercial space, with 117 parking stalls to be provided.

The analyses are created using a standard developer proforma wherein estimates of revenues and costs are inputs and the remaining variable is the desired output. In typical proformas this output is usually profit, following a revenues minus costs equals profit formula.

For a residual land valuation, however, an assumption on developer's return needs to be included in order to leave the land value as the variable to solve for. For these analyses GPRA has determined the residual value based on the developer achieving an acceptable profit of 15% on total project costs (calculated as a representative portion of overall project costs for the proposed development). The residual values are the maximum supported land value a developer could pay for the site (under the density and conditions tested) while achieving an acceptable return for their project.

The residual land value determined from this analysis is then compared to the value of the site using the supported base density as noted in the OCP to establish a 'lift' in value that arises from the change in density. This lift in value is the total potential monies that are available for public amenities or other public works not considered as part of the analysis. GPRA have made allowances for streetscape and public realm improvements that would typically be incurred through development in both sets of analysis. Any additional improvements that would be required only from the proposed rezoning to 4.55 FSR and not from development under current planning would impact the lift and would need to be identified, priced, and included in a revised analysis.

Typically there is some sharing of the lift value between the Municipality/District and the developer, but the percentage shared varies by community and by project. It is GPRA's understanding that in compliance with current policy, the City has determined that they will seek 75% of the lift for amenities.

GPRA determined strata revenues used in the analyses from a review of recent sales and offerings for sale of recently developed apartments of concrete construction within roughly 10 km of the Site, with a focus on projects that were deemed comparable to that which has been proposed for the Site. Rents for commercial uses have also been drawn from a scan of projects with current listings in the area. Consideration has been given to how the adjacency to various social services in the neighbourhood might impact revenue.

Project costs were derived from sources deemed reliable, including information readily available from quantity surveyors on average hard construction costs in the City. Development or soft costs have been drawn from industry standards, and from the City's sources. All other assumptions have been derived from a review of the market and from other sources deemed reliable by GPRA.

CONCLUSIONS & RECOMMENDATIONS

GPRA estimates that the lift from the proposed zoning for the additional 1.55 FSR of density is roughly \$818,700. At the City's standard rate of a 75% share of the lift the indicated amenity contribution from this rezoning is \$614,000.

I trust that our work will be of use in the City's determination of the Amenity Contribution they will seek as part of rezoning 926-932 Pandora Avenue. I am available to discuss this further at your convenience.



Gerry Mulholland | Vice President
G.P. Rollo & Associates Ltd., Land Economists
T 604 275 4848 | M 778 772 8872 |
E gerry@rolloassociates.com | W www.rolloassociates.com

NORTH PARK NEIGHBOURHOOD ASSOCIATION

Minutes of Community Association Land Use Committee (CALUC) Meeting **June 7, 2017**

Present:

Board members: Pam Hartling, Christopher Fleming, Penny Bond,

Members: Michael Rowe, Lori Nielson, Anne Moon, Stacey Ness, Anthony Colyn, Julie Poskitt, Gillian Hurwood (Girl Guide House), Jim Harlick (represented by proxy Steve Blumberg)

Guests: Curtis Knichel, Tommy Ngo, Jim Aalders (HDR CEI Architecture); Carly Abrahams, Biki Kang (Kang & Gill Construction); Rajinder Sahota (Method Built Homes); Kevin DeCoste, Lucy Poskitt, Michele Blumberg, Steve Blumberg, Helene Beaudvin, Holly Rockery, Nona Dyck

Call to Order: Christopher Fleming, NPNA CALUC Co-chair, called the meeting to order at 7:00 p.m.

Process:

This meeting will present two land use proposals, with one hour allotted to each. The developer will present the proposal, then the floor will be open for questions and discussion. The NPNA secretary will record the minutes of the meeting. After the conclusion of the meeting, NPNA's Land Use Committee will write a separate letter to the City for each proposal reporting on decisions and recommendations from the meeting; the minutes will accompany this letter. The NPNA letters and minutes will be sent to all NPNA members and to those who were guests at the meeting.

Based on the conclusions from the meeting, the developer would send modified plans to the City.

Individuals who have particular opinions about the development proposal may send their own letters to the City.

A. Proposal:

**926 - 932 Pandora Ave. — Kang & Gill Construction;
HDR CEI Architecture Associates**

1. Presentation

- The Pandora Ave. side of the proposal is for the maximum height permitted by the Official Community Plan (OCP):
 - 30 m. on Pandora Ave. (10 storeys); 20 m. on Mason St. (six storeys)
- Current zoning is CA-1 (up to 15.5 m. or 5 storeys); OCP supports up to 10 storeys. This development, as planned, would create a site specific zone.
- There are 147 units: studio; several versions of 1-bedroom; 2-bedroom; and 3-bedroom to level 8.
- Level 9 has a common rooftop garden.

- Levels 9 and 10 have the larger suites.
- Floor to space ratio (FSR) is 4.78
- There will be maintenance of good light and view for everybody.
- Plan includes better street right of way on Mason St.
- Five townhouses on Mason St. respond to same landscape as existing houses on the north side of the street. Townhouses are two storeys with patio and second floor balcony.
- Building mass is broken up into three components of differing configuration.
- There is a strict set of rules. The developer is working with City Planning.
- Building is L-shaped with a courtyard on Mason St., heights stepping back from six to 10 storeys from Mason towards Pandora.
- Main entrance on Mason St. has landscaping, courtyard.
 - Secondary access to entry lobby by exterior walkway from Pandora Ave.
 - Common amenity room for all tenants adjacent to entry lobby.
- Bylaw dictates that traffic access and egress must be on the less busy street, which is Mason St.
- Underground parking is on two levels with 81 residential stalls; seven commercial.
- First floor is commercial space.
- Coloured glass on outer aspect of west side stairwell echoes stained glass in the many churches in the area.
- There will be a direct access point to the Pandora bike lane.

2. Q&A

Q: Is the building all strata?

A: Yes.

Q: Does it include low cost accommodation?

A: Not at this point.

Q: Shadowing of Mason St. is a concern. How much shadow will fall on the north side of the street?

A: A shadow study was done and will be made available.

Q: The building is “monstrously tall”. It will negatively affect quality of life of the houses on Mason St. Shadow, noise, night-time deliveries are great concerns.

A: Commercial loading zone, including garbage collection, is in place on Pandora. The plan is to maintain a quiet, pleasant atmosphere.

Q: Traffic flow is a major concern in the vicinity of St. John’s Church. There is a fear of being clogged with cars. Additionally, access off Mason St. removes the “eyes on

the street” on the Pandora side, which is a sociological concern. People who live in the building should have a connection to Pandora Ave.

A: Commercial activity all day, and the height of the units will provide eyes on the street. People who live or do business in the building are more likely to travel southward towards Pandora and downtown, rather than away from Pandora.

Q: Drug activity nearby is a concern.

A: The building is solidly commercial on ground level, which should prevent activity from sprawling across Pandora. Our Place is good about engaging and working with the developers.

Q: What impact will the building have on the neighbourhood during construction, in terms of noise, dust, etc? This already is a problem with current construction in the next block.

A: The developers are doing their best to control this aspect of construction. They will try to keep the bulk of the work towards Pandora, not Mason. Due to many factors, it is hard to know when construction will start. The proposal requires full re-zoning, requiring public hearing, so it may take some time for approval of the project.

Q: Does it have to be built to the maximum height?

A: Zoning is in place but looking at the OCP, development is supported for up to 10 storeys. Looking at the long-term vision, there likely will be further development with maximum allowable height all along this block of Pandora. The developer is trying to be sensitive to Mason St. by stepping the height. They will do shadow studies of both the current and proposed heights.

Comment: Victoria Conservatory of Music (VCM) is appreciative of developers looking to improve the neighbourhood. VCM is supportive of these plans.

Q: What materials will be used?

A: Glass, brick on lower floors, south-facing metal screens, wood soffit (overhang). There is an effort to complement the VCM stone.

Q: What will be the impact on the street itself on the Mason St. side?

A: No changes at the stop signs. The street will be widened. There is no talk of changing the parking limits.

B. Proposal

953 Balmoral Rd. — Method Built Homes

This proposal originally was presented to NPNA on July 28, 2016.

1. Original Proposal:

To:

Pam Hartling and Chris Fleming, North Park Neighborhood Land Use Committee

Lucy Poskitt and Kevin DeCoste

Mayor Lisa Helps

Councillors Coleman, Isitt, Loveday, Lucas, Madoff, Thornton-Joe, Alto and Young.

J. Johnson – City Manager;

J. Jenkyns – Deputy City Manager;

J. Tinney – Director, Sustainable Planning & Community Development;

A. Hudson – Assistant Director, Community Planning;

A. Meyer – Assistant Director, Development Services;

S. Thompson – Director, Finance;

F. Work – Director, Engineering;

M. Miller – Senior Heritage Planner;

A. Brett – Heritage Planner;

B. Sikstrom – Senior Planner;

C. Wain – Planner;

R. Bateman – Planner;

C. Coates – City Clerk;

C. Mycroft – Executive Assistant to the City Manager;

J. Schmidt – Manager, Legislative & Regulatory Services

Michele Blumberg, 942 Mason Street

Jim and Keith, 940 Mason Street

From:

Julie Poskitt, 944 Mason Street

Re: Development Proposals 926-932 Pandora, and 953 Balmoral

June 16, 2017

Dear People,

On June 13, I paid my property taxes (over \$3000), went for dinner and then attended two back-to back and very disheartening development proposal consultations.

The first, at 7 pm, proposed a ten-storey residential tower between Mason and Pandora directly in front of my house, and the next, at 8 pm, for the second time, proposed a six-storey residential build directly behind my house (953 Balmoral).

I am writing to protest the height of these buildings, the noise-and-exhaust levels arising from the parking decisions of these builds for our home, located between them; the loss of sunlight, impacting the enjoyment and use of my property and the destruction of the small-scale, pedestrian and heritage flavour of Mason Street.

My context and reasons are outlined below, and my demands follow at the end of this letter.

How I came to own 944 Mason

Over the course of 2011 I watched 944 Mason being built by Chris LeFevre from my then-daily parking spot owned by Mr. Gazzola. I watched it put up for sale, and I ultimately purchased it for our family late in 2011 -- before the latest version of the City's official community plan was created. In 2015, before my family moved to Victoria, and before the tide of Vancouverites came over, I put 944 Mason up for sale, but I've been so glad it did not sell, because I've been able to help my daughter and her husband relocate to Victoria and enjoy this neighborhood, with all its diversity, industry, homeowners, services, small-scale entrepreneurs and proximity to downtown life.

I'm recently retired from the public service, having worked at 800 Johnson since 1995, with a 6 year hiatus in Ottawa, returning in 2006. For 22 years I have loved Mason's little houses, the urban farm and the rezoned-for-commercial heritage buildings behind the Health building, despite their different uses and uneven states of care. I have loved the mix of churches, light industry (including the one currently across from me with its good mural), park space and businesses along all along Mason up to Cook and past Cook. I have watched the growth in numbers of street-involved people, their occasional misbehavior both within my property boundaries and, lately in the church/Scout Club parking areas, the demolition of the Catholic school, the building of the bike lanes and the constant development going on near the City Centre.

The value of smaller scale dwellings in the City

Small, single-family houses, owner occupied or rented, that persist near the City core are a reminder of what Victoria has been and how people have lived there. Although my house is a new build, it has "played nice" in its architectural principles and fits the occupation "story" that has been told up and down this street for a long time. 944 Mason has 2.5 stories, the loft of the main house being used by my daughter as an artist studio, and a rented legal suite attached at ground level which, in my later years, is a place where I can live next to my daughter and son-in-law and their children. Since Lucy and Kevin moved in last year, the front and the back have been cultivated and there is a great 2017 crop of vegetables and flowers. Our neighbor to the east has an apple tree planted at the yard boundary which gives fruit for baking, thanks to the good light and air circulation currently available. Our neighbor to the west has a beautiful rose bush that leans into our front yard. Neither Lucy nor Kevin drive, so their walking access to work and/or buses or bike transportation has been excellent.

Obviously we will all be inconvenienced by construction noise and dust. Obviously these will impact our tenant and any vehicles we'll be parking on the street or in our driveway.

Obviously, due to the Pandora development's shadow, our house will become colder and the yard not as useful for growing or as pleasant for relaxation.

Obviously car traffic will increase (parking entry for the Pandora development). Car emissions will rise (including the parking spaces for the Balmoral development where the exhausts will be directed toward and through our fence into the garden). Whatever we grow will be coated with many more unhealthy substances.

But my concern is not only for my home and my street. Nor is it exclusively for single-home owners abruptly subject to a 20-Year plan, although we feel the brunt of change acutely. It is something larger, and it has to do with a loss of connection to history and older, more land-tied ways of life that existed before we got here.

The developer for Pandora noted the success of the Woodward's development in downtown Vancouver, how street people and new high-rise owners are happily co-existing. But here are my observations from my lived experience of DTES, where Lucy was born, and the lives of friends who've lived in the DTES

since. I would point out how some of these tall builds are subsidized housing developments (good and necessary) and some of these are market and the news is not all good. There is a lot of concern about the gentrification of the DTES, and a great deal of social action, as there has been for generations and which continues, to support the disadvantaged and addicted. For me in the 1980s and for my Vancouver acquaintances who still live and work in the DTES, the single, two or three-storey dwellings of Strathcona with its long-preserved green walkway and its quiet streets, are a kind of shared refuge within the City – a place to live and walk through: THE calm refuge for the Downtown Eastside, not the chilly wet streets below the locked-up developments.

This is what Strathcona teaches us: People, and I'd argue the vulnerable elderly and the young most especially, need to observe close-up, at eye-level, human-scaled dwellings on their distinct plots of land. They need to see humans caring for their scraps of immediate natural world. They need to see how people choose to accommodate (or not) the changes imposed by growing environments day in, day out, from season to season; they need to see the choices forced by leaves, grasses, weeds, berries, apples and weather on dwellers. How street drains are blocked and unblocked by the folks who live behind them, what a barbeque or a lilac smells like, how sidewalks are cleared of snow, who owns which dogs, what blue boxes are for, how unstoppable dandelions are. It's not that every person can afford a single family home in the city, and it's not that every homeowner shares the same concerns, but people, at some unconscious level, want to know that such living was possible once, is still possible. The single family home deep in the city is a locus of dreams and memory, a teacher of small, homely lessons, an impartor of old skills, and a site of greeting.

The small homes that line Mason Street belong not only to individual owners, they belong, in other way, to the imaginations and senses of all the people on the sidewalk, as I was for all those years of parking and walking to work. Mason St. is a place to observe the interface of the human and the natural, to observe a significant span of time in architecture, to speculate and imagine. Although some of this can be said of well-designed taller buildings, it is progressively less true with each storey added to the stack. I contend that small dwellings in the city, like ours, have a value much greater than their dollar worth: they are an intrinsic good. It is, after all, the view of the small Mason Street houses across the street that will incite those who can afford the Pandora townhouses to pay extraordinary prices. This is because the occupied street and life lived on the surface of the living earth, is valuable to everyone: occupants, neighbours and passers-by alike.

What I want:

- LOWER buildings: for Pandora, max 6 storeys, for Balmoral max 4. There is no need at this time to approve variances and build the first big builds to the maximum allowable or permitted height even if that is foreseen for the 20 year plan. As this plan is implemented we should START with lower density, and NUANCE the transition zone to complement existing dwellings and build up toward the 20th anniversary.
- Don't just reference green space, don't just remind people that things grow: show us how you plan for fully grown shade trees.
- Build with fewer parking spaces than units. Incentivize the units without parking. Offer all-week diagonal parking (currently offered on Sunday) with some residential spaces reserved on Balmoral. Be leaders: give tax breaks for carless and shared-car owner-occupants, so that you are not building for cars, but for people and their lungs.
- City Staff should reach out to residents as much as they work with developers. The time that developers spend with the City officials I help pay for, is built into developer costs. It is therefore unnerving to be told how happy the City is with their proposals, to show us, the affected, the number of bike lock-ups they will be providing, that their hands are tied, they MUST provide this

many parking spaces. What I hear is that the taxes I paid earlier in the day on the 13th have been deployed in lots of conversations with Mr. Gill and Mr. Sahota or their staff, so that they can dutifully come and explain to me that this height, these shadows, this decreased privacy, this increased concrete and these fumes have met all the City's demands. And now it's up to me to see the merits of their proposals. Well no thanks: Come to my house and see what is being affected.

Julie Poskitt

Rezoning and Development Permit Applications for 926 and 932 Pandora Ave



SUBJECT PROPERTIES



Pandora Ave frontage



Mason St frontage

PROPERTY TO THE EAST



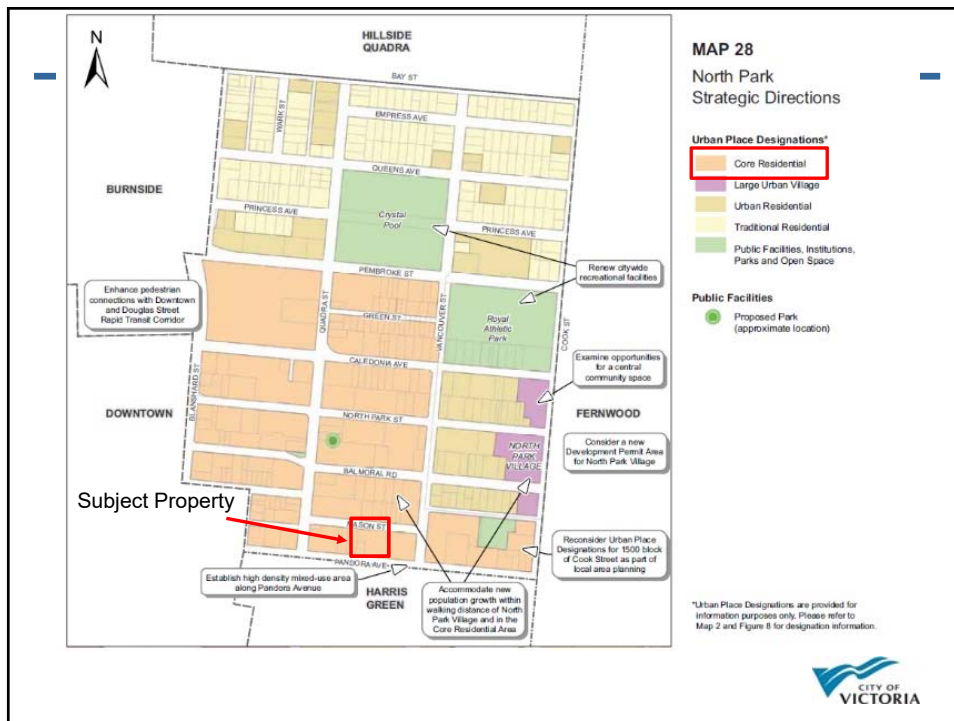
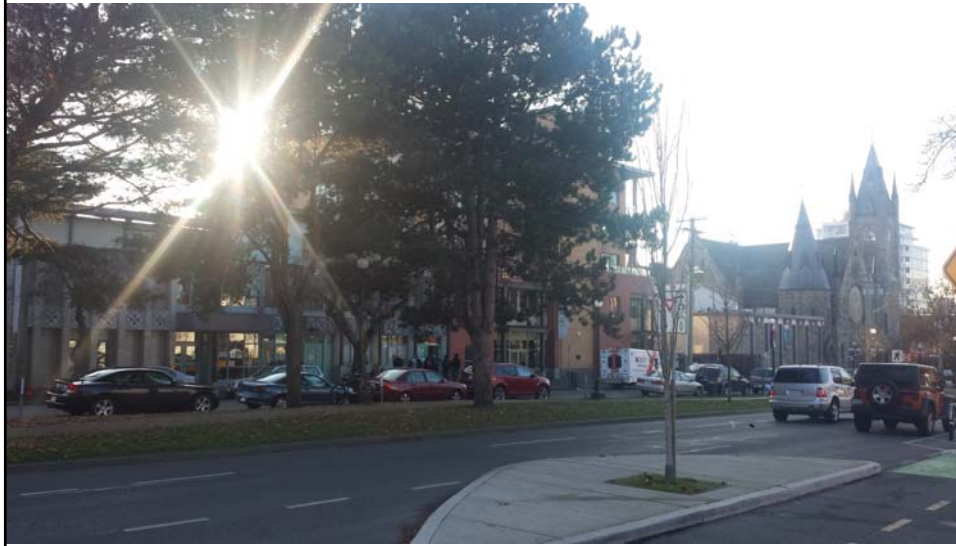
PROPERTY TO THE WEST

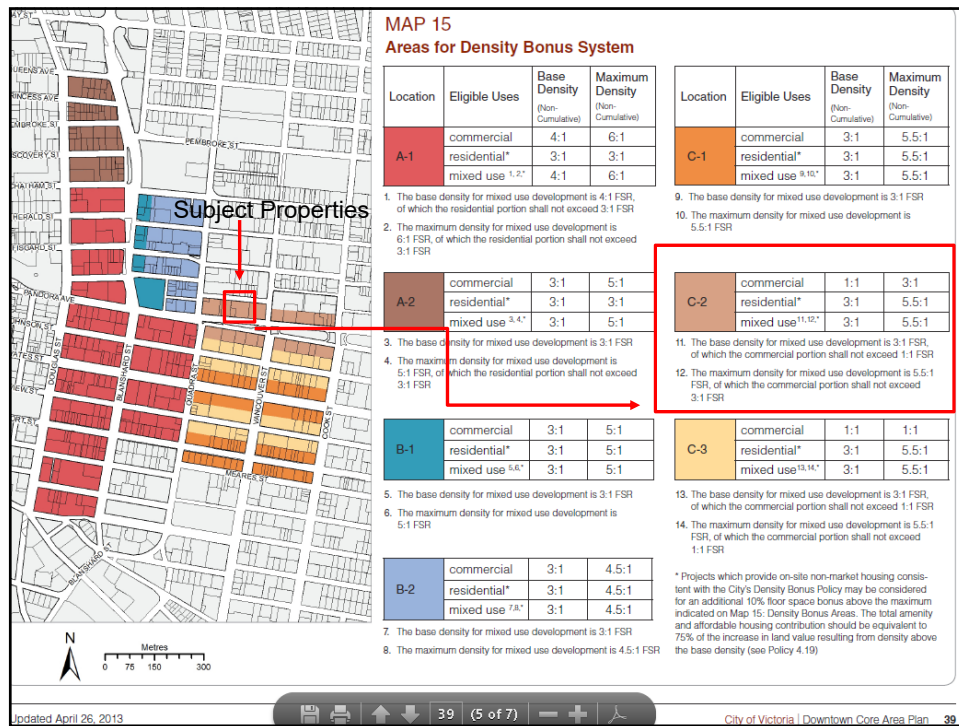


PROPERTIES TO THE NORTH

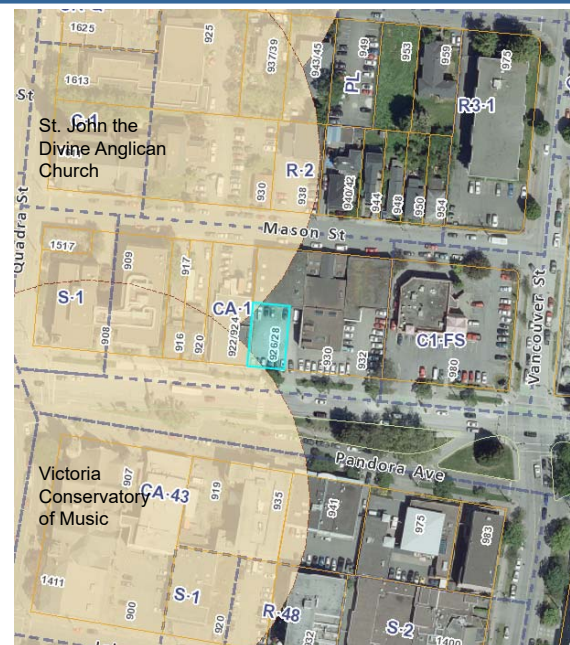


PROPERTIES TO THE SOUTH





HERITAGE LANDMARK BUILDINGS AND 90M LANDMARK RADIUS



PROPOSED SITE PLAN



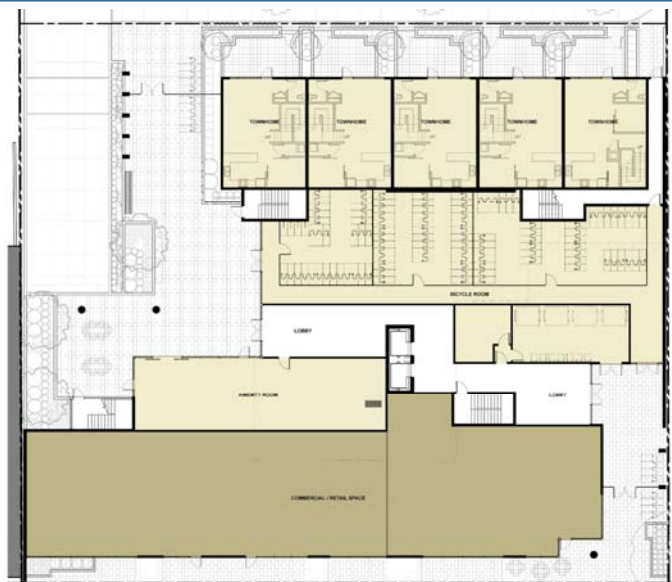
PARKING LEVEL 1



PARKING LEVEL 2



FLOOR PLANS (Main Floor Level)



Floor Plan (Typical Floor 2)



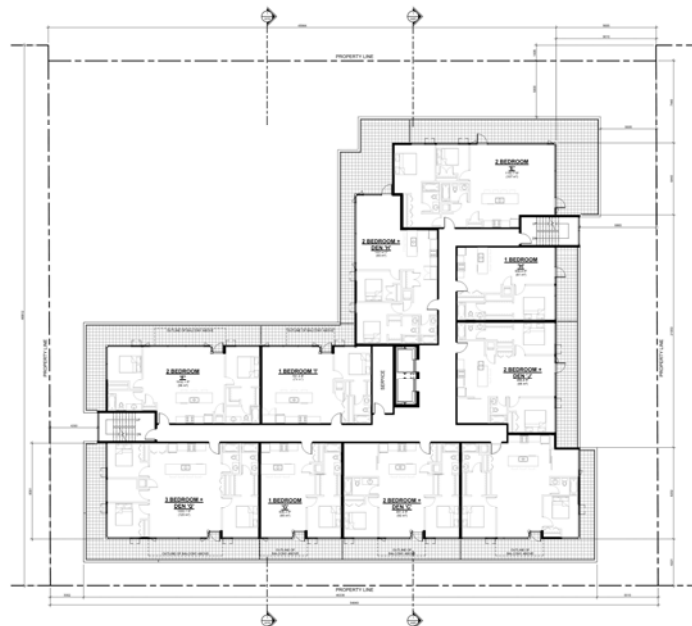
FLOOR PLANS (Typical Floors 3-5)



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



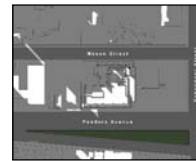
SHADOW STUDY



[Spring 9am](#)



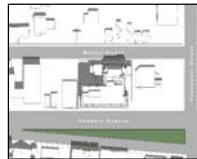
[Summer 9am](#)



[Winter 9am](#)



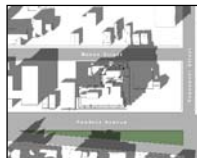
[Spring 12pm](#)



[Summer 12pm](#)



[Winter 12pm](#)



[Spring 3pm](#)



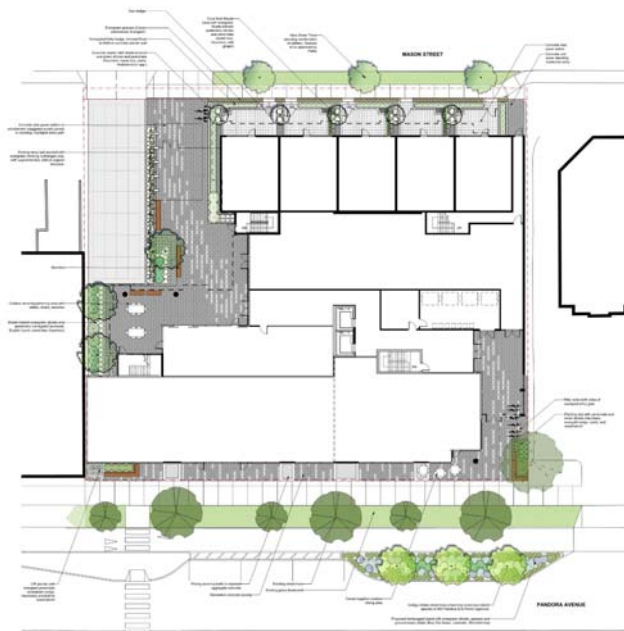
[Summer 3pm](#)



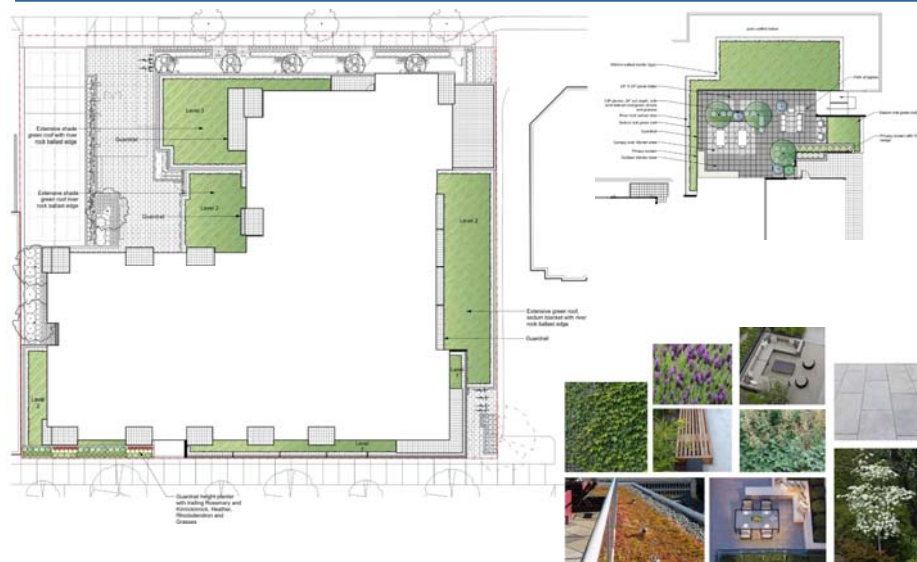
[Winter 3pm](#)



LANDSCAPE PLANS



LANDSCAPE PLANS



RENDERINGS



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

