
Rezoning Application for 1002 Pandora Avenue Air Space Plan



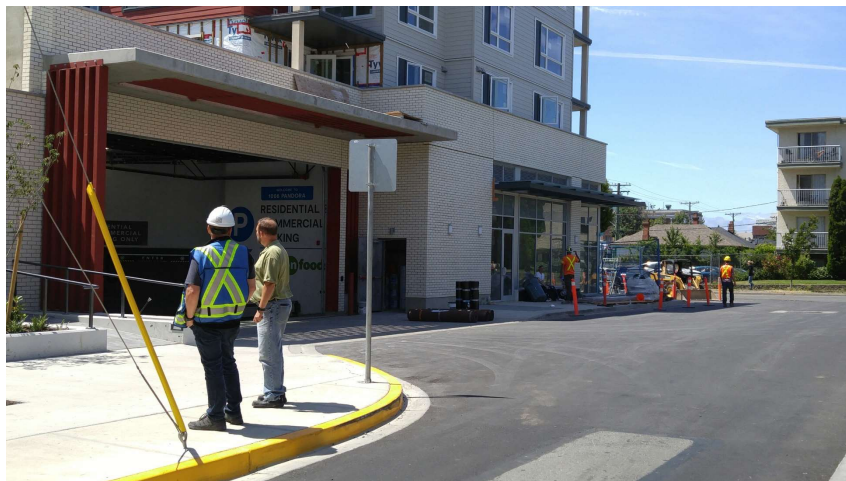
Subject Property

From Franklin Green



Subject Property

Mason Street Frontage



Subject Property

Vancouver Street Frontage



Air Space Parcels

The Land Title Act provides for air space parcels, which are defined as:

“a volumetric parcel, whether or not occupied in whole or in part by a building or other structure, shown as such in an air space plan”



What is requested?

The proposal is to create an air space plan:
6 commercial air space parcels
Residential component (remainder)

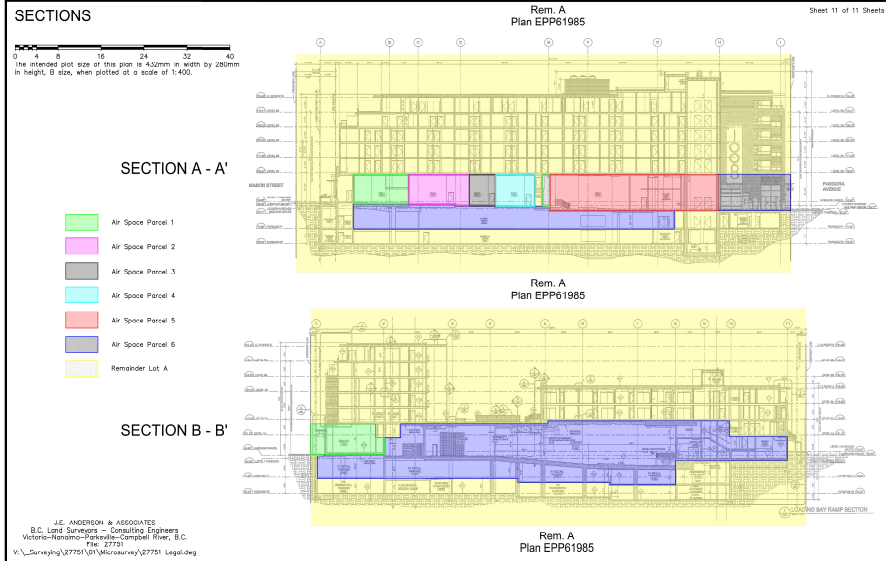


Why?

The air space plan will allow the developer to manage the commercial leases separately from the residential units.



Plans



Plans



Plans

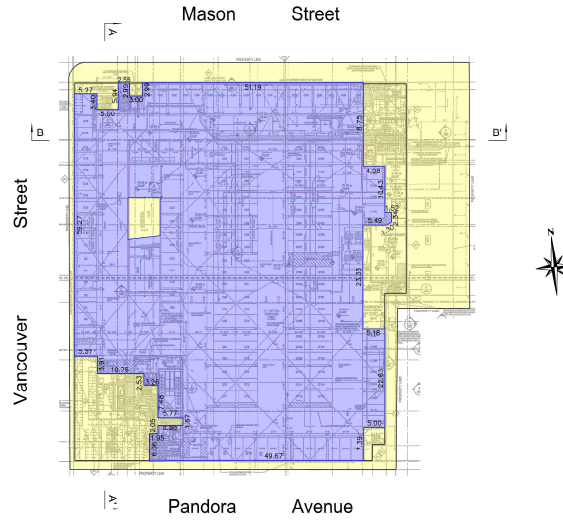
PARKING LEVEL P1

Sheet 3 of 11 Sheets

0 5 10 20 30 40 50
The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:500.

Air Space Parcel A
Area = 5467m²
Remainder Lot A
Area = 90m²

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Victoria-Nanaimo-Parksville-Campbell River, B.C.
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Plans

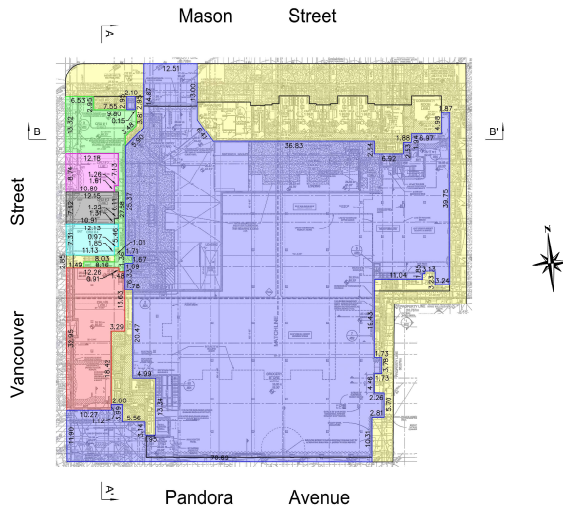
LEVEL 1

Sheet 4 of 11 Sheets

0 5 10 20 30 40 50
The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:500.

Air Space Parcel 1
Area = 248m²
Air Space Parcel 2
Area = 104m²
Air Space Parcel 3
Area = 88m²
Air Space Parcel 4
Area = 87m²
Air Space Parcel 5
Area = 388m²
Air Space Parcel 6
Area = 4733m²
Remainder Lot A
Area = 920m²

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Plans

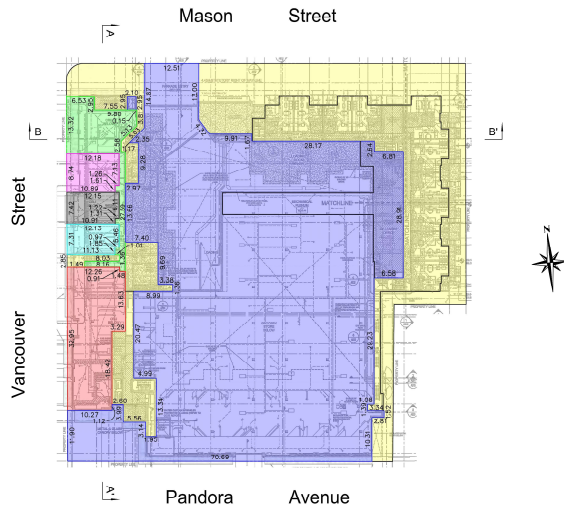
LEVEL 1A

Sheet 5 of 11 Sheets

0 5 10 20 30 40 50
The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:500.

- Air Space Parcel 1
Area = 248m²
- Air Space Parcel 2
Area = 104m²
- Air Space Parcel 3
Area = 85m²
- Air Space Parcel 4
Area = 85m²
- Air Space Parcel 5
Area = 388m²
- Air Space Parcel 6
Area = 351m²
- Remainder Lot A
Area = 665m²

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Plans

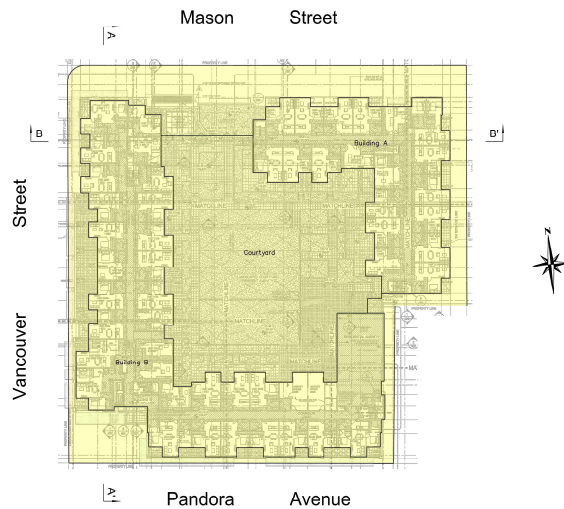
LEVEL 2

Sheet 6 of 11 Sheets

0 5 10 20 30 40 50
The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:500.

- Building A
Area = 1,212.8m²
- Building B
Area = 2,576.7m²
- Courtyard
Area = 2,265.7m²

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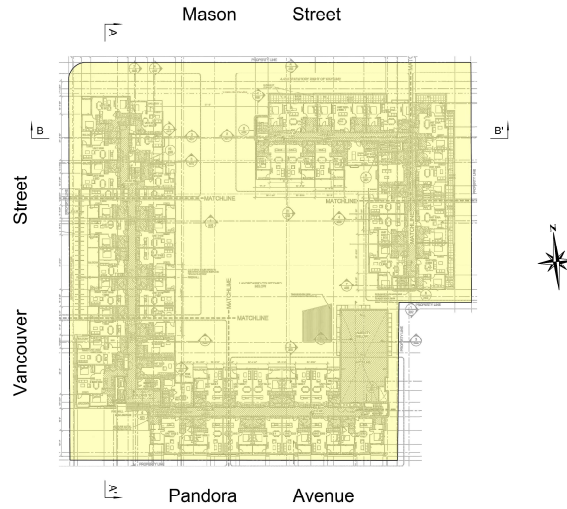
Plans

LEVEL 3

Sheet 7 of 11 Sheets

0 5 10 20 30 40 50
The intended plot size of this plan is 432mm in width by 290mm in height, B size, when plotted at a scale of 1:500.

Building A
Area = 1137m²
Building B
Area = 2380m²
Remainder Lot A



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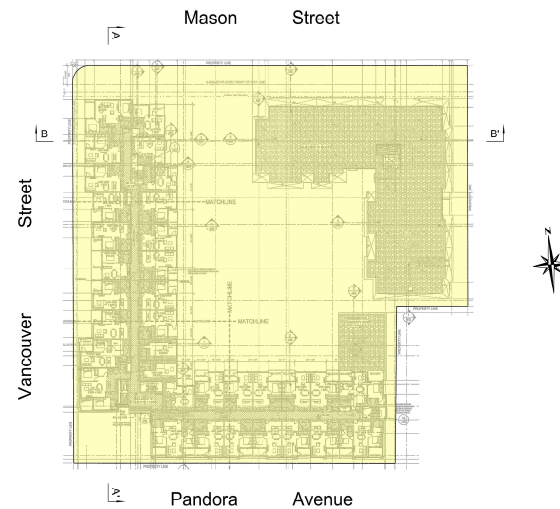
Plans

LEVEL 4

Sheet 8 of 11 Sheets

0 5 10 20 30 40 50
The intended plot size of this plan is 432mm in width by 290mm in height, B size, when plotted at a scale of 1:500.

Building B
Area = 2215m²
Remainder Lot A



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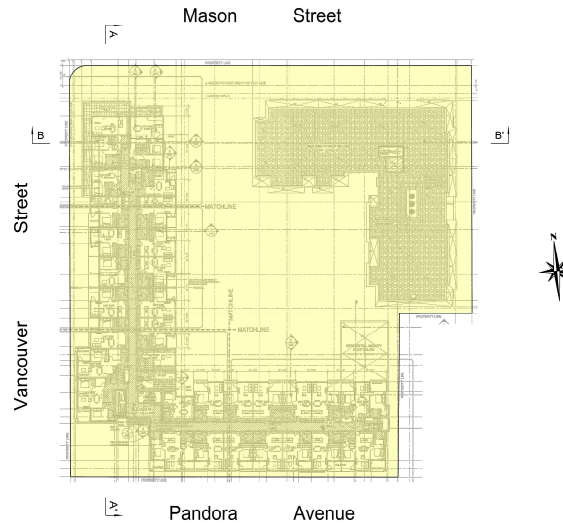
Plans

LEVEL 5

Sheet 9 of 11 Sheets

0 5 10 20 30 40 50
The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:500.

Building B
Area = 2152m²
Remainder Lot A



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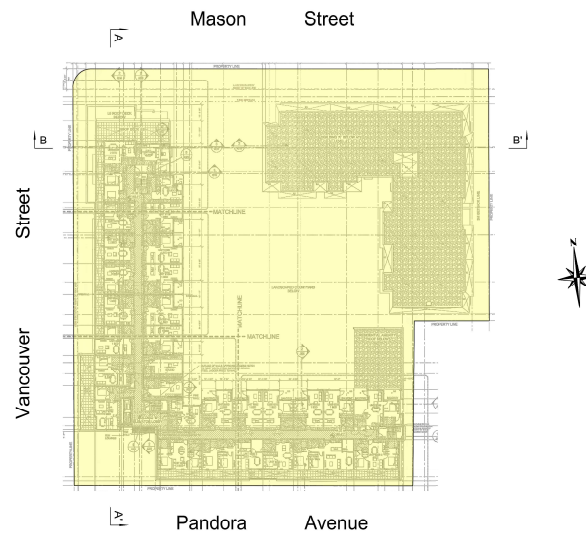
Plans

LEVEL 6 TO ROOF

Sheet 10 of 11 Sheets

0 5 10 20 30 40 50
The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:500.

Building B
Area = 1936m²
Remainder Lot A



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