

Development Permit/Rezoning  
Application for  
975 & 983 Pandora Avenue  
(1468 Vancouver Street)



Aerial Photo



Site Context

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Subject Site



Pandora Avenue



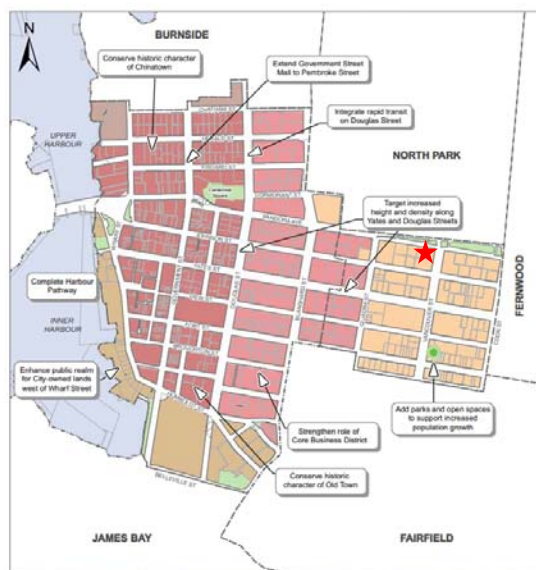
Surrounding Context



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Official Community Plan (OCP) Strategic Directions

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- Multi-unit residential, commercial and mixed-use
- Up to approximately 20 storeys



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## Downtown Core Area Plan (DCAP)

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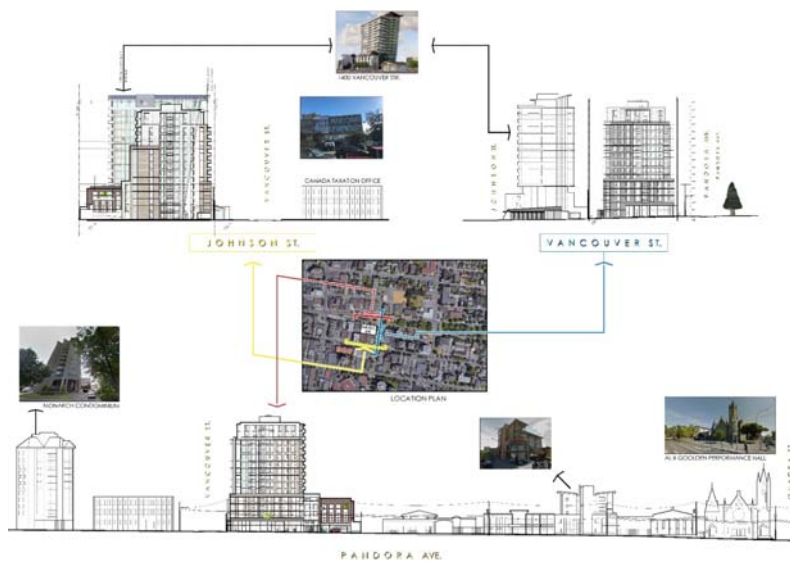
- Encourage multi-use residential development appropriate to the context
- Up to 45m in height
- Up to a maximum 5.5:1 FSR



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## Context and Streetscape

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Development Permit with Variances

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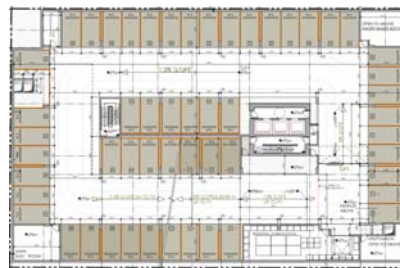
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Parking and Storage

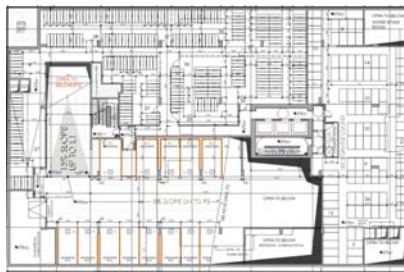
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P3



P2



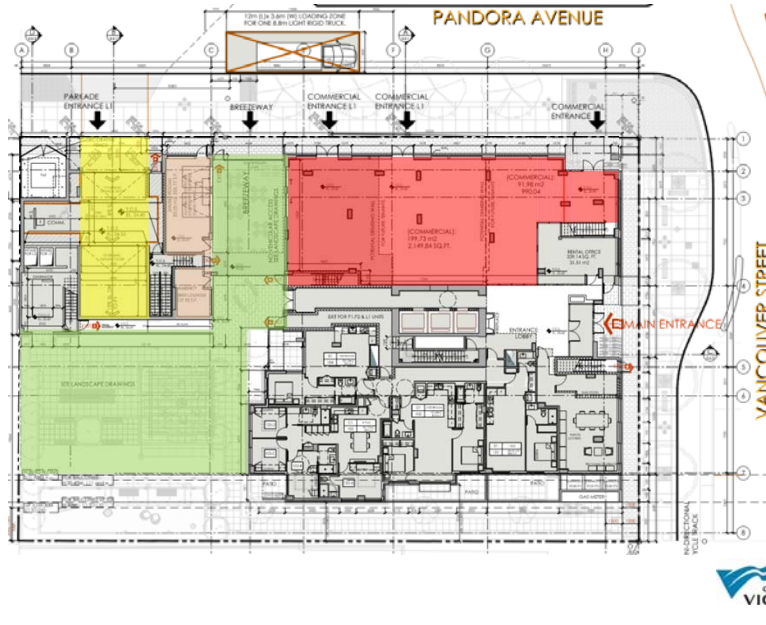
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Main Floor

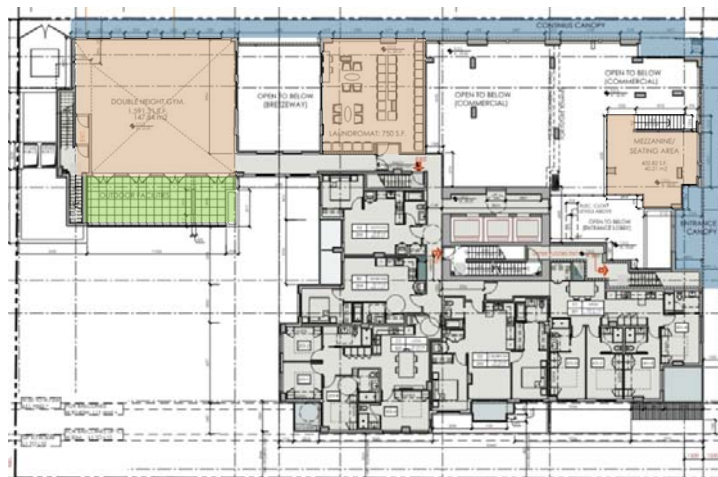
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Level 2

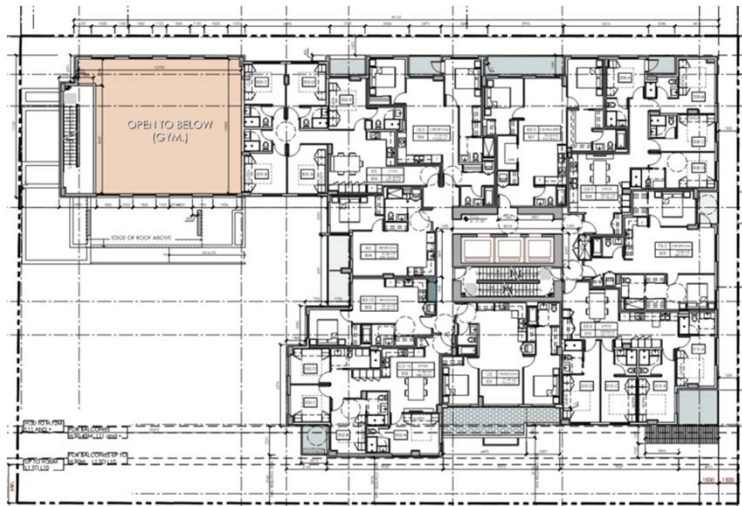
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Level 3

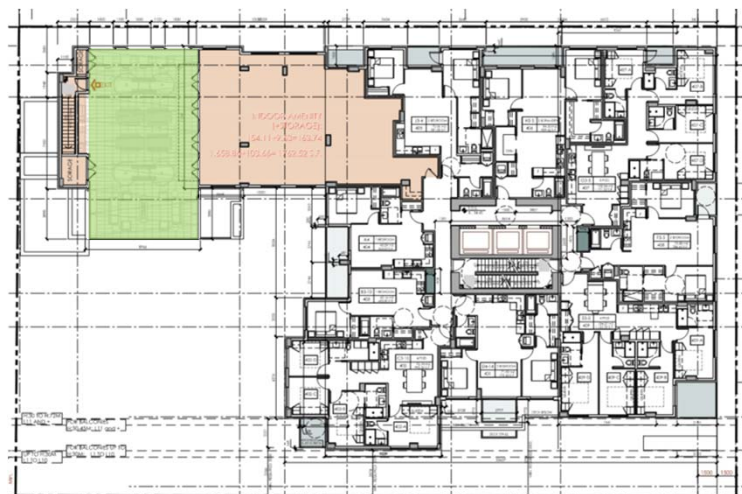
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Level 4

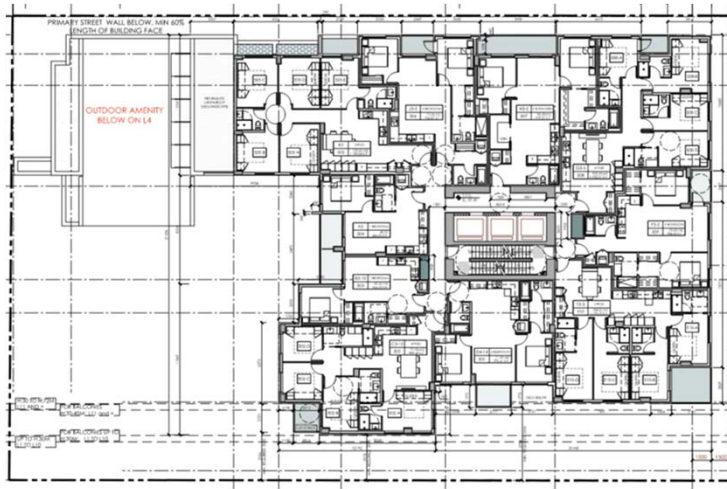
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Level 5

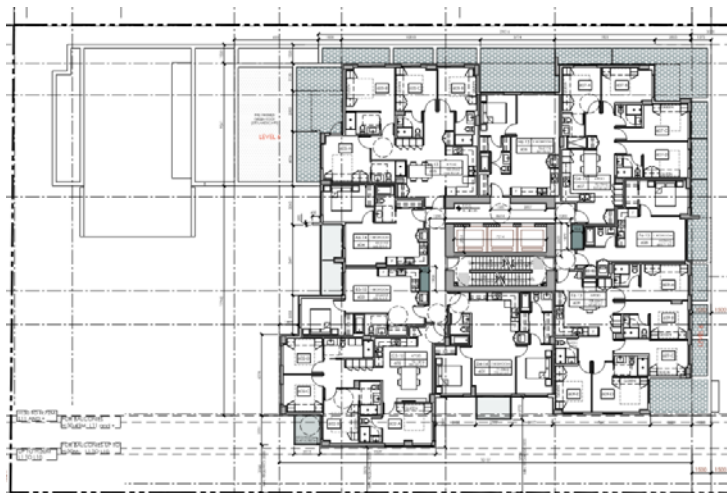
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Level 6 - 10

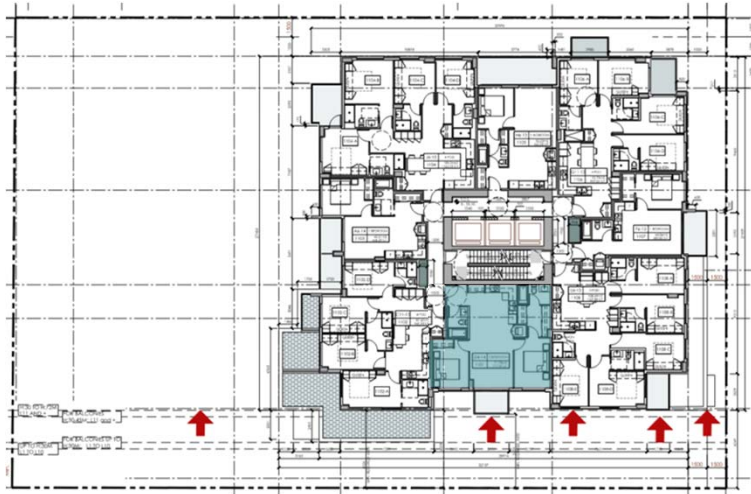
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Level 11 - 13

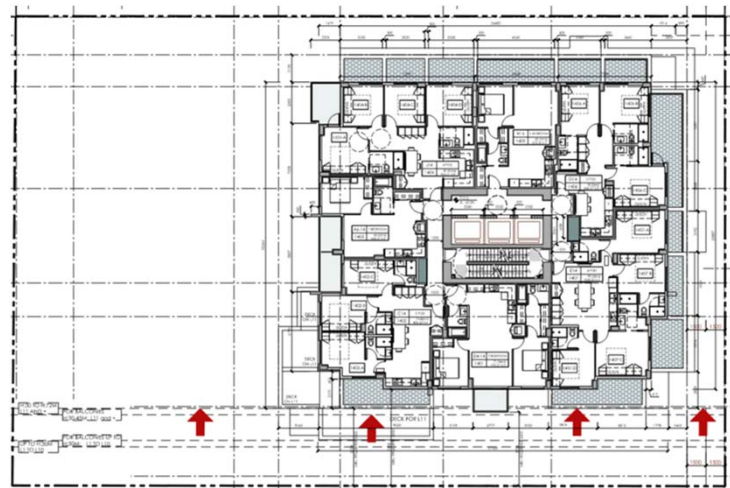
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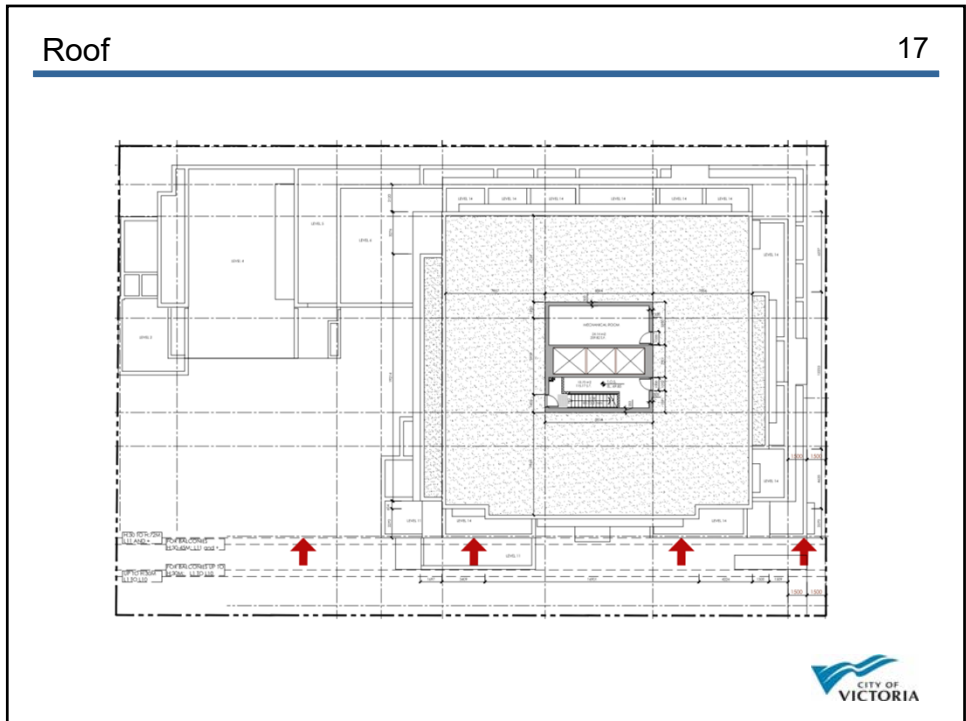
Level 14 - 15

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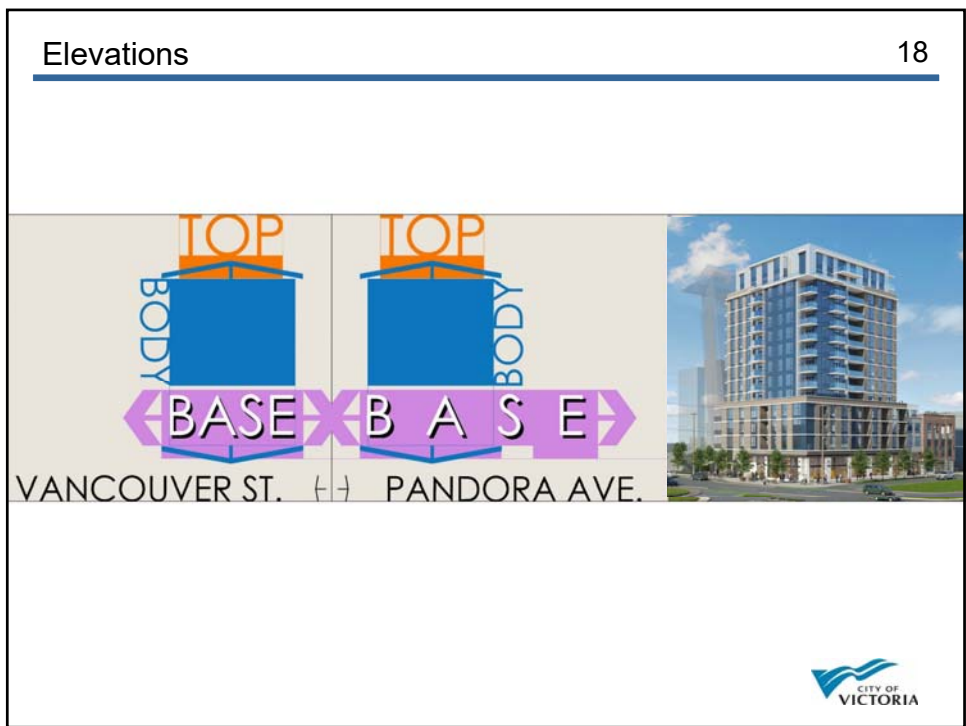


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North Elevation - Pandora Avenue

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East & West Elevations

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South Elevation (facing The Wedge)

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Cross Sections

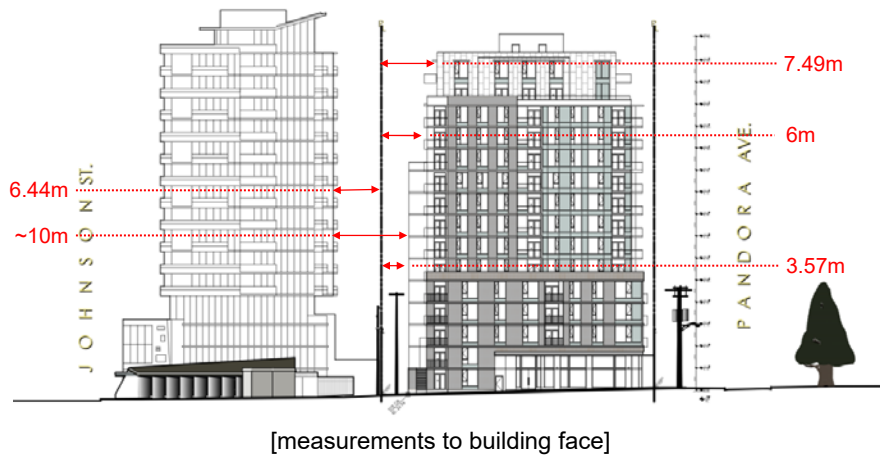
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### Cross Sections

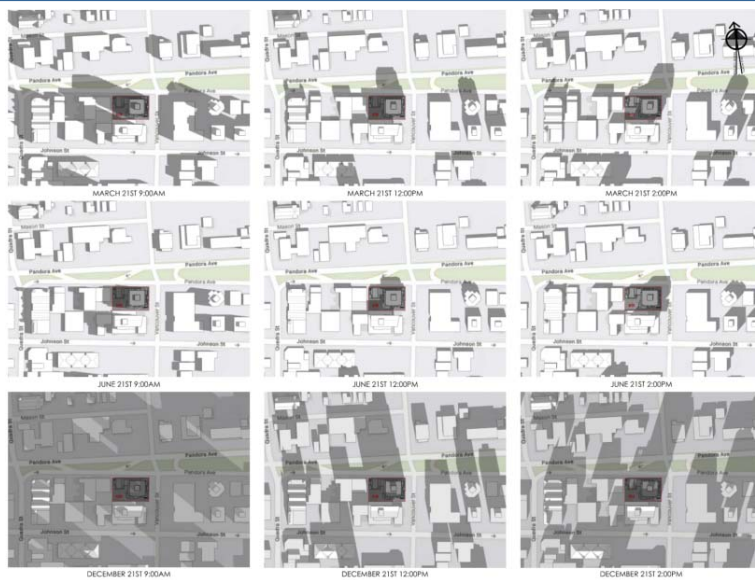
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### Shadow Studies

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### Materials 25

**MATERIAL SCHEDULE**

- 1 PREFINISHED METAL PANEL - BONE WHITE
- 2 CLEAR LOW 'E' GLASS IN PREFINISHED ALUMINUM FRAMES - DARK GREY
- 3 SLIM BRICK - VINTAGE MISSION
- 4 METAL PANEL (CLASH) (SPT)
- 5 SLIM BRICK - VINTAGE MISSION
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- 100 SLIM BRICK - VINTAGE MISSION

**CITY OF VICTORIA**

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### Landscape Plan - Main Floor 26

PANDORA AVENUE

YANCOUVER STREET

**CITY OF VICTORIA**

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### Landscape Plan – Level 4

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### Birds eye view

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Northwest corner – along Pandora Avenue

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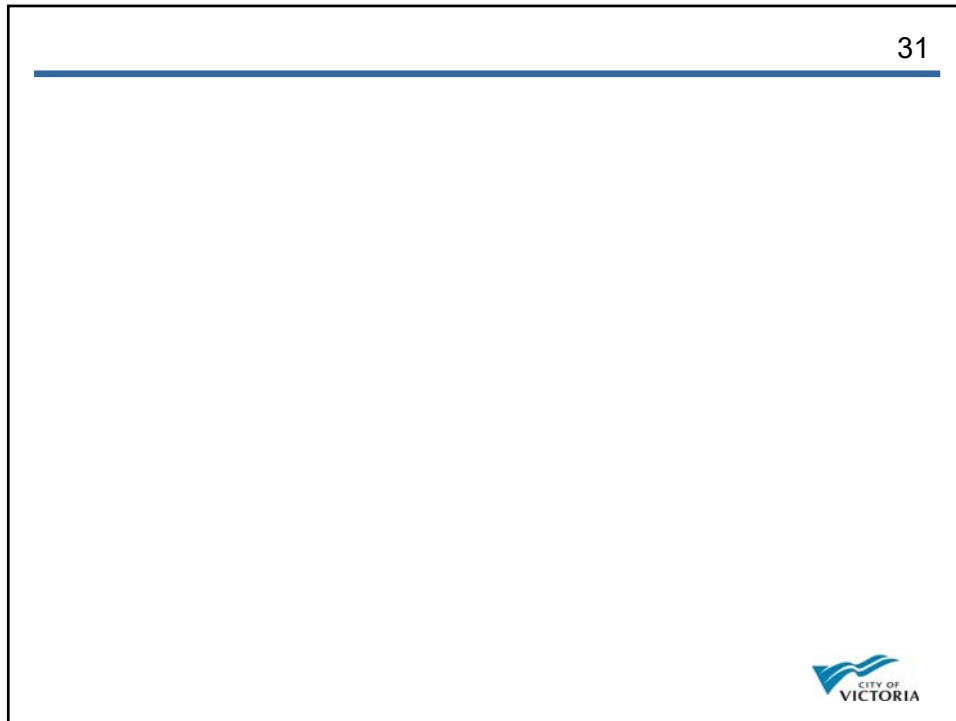
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Northeast corner

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Residential Highlights			32
• 1 Bedroom (less than 45m <sup>2</sup> )	25 units	21%	
• 1 Bedroom (between 45 & 70m <sup>2</sup> )	18 units	15%	
• 2 Bedroom (more than 70m <sup>2</sup> )	21 units	17%	
• 2 Bedroom + Den (more than 70m <sup>2</sup> )	3 units	2%	
• 3 Bed Co-Living (between 75m <sup>2</sup> & 100m <sup>2</sup> )	4 units	3%	
• 4 Bed Co-Living (between 75m <sup>2</sup> & 100m <sup>2</sup> )	25 units	21%	
• 4 Bed Co-Living (between 100m <sup>2</sup> & 118m <sup>2</sup> )	13 units	11%	
• 5 Bed Co-Living (between 100m <sup>2</sup> & 118m <sup>2</sup> )	12 units	10%	

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## Residential Amenity Highlights

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- Courtyard (dog run, lounge seating, fire pits)
- Bike Lounge
- Music Room
- Gym
- Indoor Kitchen/Dining/Lounge
- Rooftop Social Lounge / Outdoor Space
- Business Centre



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## What is Co-Living?

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- Co-living is an affordable housing model, which integrates high quality rental rooms with communal living spaces. It is a modern form of shared housing for like-minded individuals.
- Now more than ever, people crave human connection, community, and flexibility – three fundamentals of the co-living lifestyle.
- This project intends to adapt to social distance living in a meaningful way that embraces working from home while providing amenities that enrich the daily experience.



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## The Co-Living Lifestyle

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