

G.1.a.j 1326 Pandora Avenue: Rezoning Application No. 00767 and Development Permit with Variances Application No. 000594 (Fernwood)

Moved By Mayor Alto

Seconded By Councillor Coleman

Rezoning Application

1. That subject to the following revisions, that Council instructs the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated May 4, 2023 for 1326 Pandora Avenue:
 - a. applicant revising the plans to ensure that a minimum height clearance of 2.1m is met for vehicle parking and access
 - b. the Arborist Report, Civil, and Landscape Plans are revised to the satisfaction of the Director of Parks, Recreation, and Facilities to address outstanding Parks comments including:
 - i. retention of tree NT2, or;
 - ii. or if tree NT2 is to be removed, clarification regarding ownership of the tree and updated plans and documentation to meet the Tree Protection Bylaw
 - iii. Inclusion of proposed municipal tree on civil drawings
 - iv. Site servicing plan showing
 - a. Hardscape surfaces and treatments
 - b. Utility services: sanitary sewer, storm drain, water, gas, BC Hydro, and telecommunications
 - v. Removal of cedar fence from future site triangles
 - vi. Designation of two additional trees as replacement trees.
2. That first and second reading of the zoning bylaw amendment be considered by Council and a public hearing date be set once the above conditions are met.
3. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

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. 00767, if it is approved, consider the following motion:

1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorizes the issuance of Development Permit with Variances No. 000594 for 1326 Pandora Avenue, in accordance with plans submitted to the Planning department and date stamped by Planning on October 31, 2022, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the minimum front setback from 7.50m to 6.00m
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 - iv. increase the height from 7.60m to 10.50m
 - v. increase the number of storeys from 1.5 to 3
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

CARRIED UNANIMOUSLY

C.10 1326 Pandora Avenue: Rezoning Application No. 00767 and Development Permit with Variances Application No. 000594 (Fernwood)

Committee received a report dated May 4, 2023 from the Director of Sustainable Planning and Community Development regarding a Rezoning Application and Development Permit with Variances Application for the property located at 1326 Pandora Avenue in order to permit the construction of a four-unit residential townhouse and recommending that it be declined.

That Council decline Rezoning Application No. 00767 and Development Permit with Variances Application No. 000594 for the property located at 1326 Pandora Avenue.

Moved By Councillor Caradonna
Seconded By Councillor Dell

Rezoning Application

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CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of June 29, 2023

To: Committee of the Whole **Date:** May 4, 2023

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Rezoning Application No. 00767 and Development Permit with Variances Application No. 000594 for 1326 Pandora Avenue**

RECOMMENDATION

That Council decline Rezoning Application No. 00767 and Development Permit with Variances Application No. 000594 for the property located at 1326 Pandora Avenue.

LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application and a concurrent Development Permit with Variances (DPV) Application. Relevant rezoning considerations include the proposal to increase the density while the relevant DPV considerations relate to the application's consistency with design guidelines and the impact of the variances.

Enabling Legislation

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 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 establishment of objectives for the form and character of intensive residential development, 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 Rezoning application and Development Permit with Variances application for the property located at 1326 Pandora Avenue. The applicant's proposal is to rezone the subject property from the R-2 Zone Two Family Dwelling District to a new zone to permit the construction of a four-unit residential townhouse.

Although a four-unit building is permitted under the current zone (Schedule P: Missing Middle Regulations), the requirements of the regulations are not being met including the provision of an adaptable and a secondary dwelling unit. Therefore, a rezoning is required. There is a concurrent Development Permit with Variances Application pertaining to the proposed form, character, exterior design, finishes and landscaping and several variances related to siting, height, parking, and landscaping.

The following points were considered in assessing the Rezoning Application:

- The proposal is consistent with the "Traditional Residential" designation in the Official Community Plan, 2012 (OCP), which envisions ground-oriented attached dwellings up to a maximum density of 1:1 floor space ratio (FSR)
- The proposal is inconsistent with the General Development Guidance section of the OCP, which encourages the logical assembly of development sites that enable the best realization of permitted development potential for the area
- The proposal is consistent with the use and density envisioned in the *Fernwood Neighbourhood Plan*
- The proposal is inconsistent with *Missing Middle Design Guidelines* that encourage building orientation towards the fronting street
- The proposal does not meet the Missing Middle Regulations' (Schedule P) requirement to provide an adaptable dwelling and a secondary suite. Significant revisions would also be required to meet the siting requirements of Schedule P.

The following points were considered in assessing the Development Permit with Variances:

- The proposal is inconsistent with the housing design guidance objectives in the *Fernwood Neighbourhood Plan* that seeks to ensure new buildings relate to and provide a sensitive transition to existing and future buildings
- The proposal meets the Development Permit Area objectives to integrate more intensive residential development within a Traditional Residential area. However, the following guidelines are not being met:
 - Buildings should be oriented towards the fronting street (Pandora Avenue) to maintain front yard patterns, enhance the public street, and contribute to street vitality. Galley style development sites perpendicular to the street are discouraged unless explicitly supported by a neighborhood plan.
 - Open space should be consolidated to maximize contiguous soil volumes and usable green space.
 - Building designs and roof forms should minimize impacts on sunlight access to public and private outdoor spaces on adjacent properties.
 - Buildings should minimize overlook onto adjacent private yards through increased setbacks; mid-block townhouses should transition in scale through varying building height and roof pitch, and modulating facades to match adjacent existing buildings.

- Windows into habitable rooms should not face a side yard unless setback approximately 5m from side property line.

BACKGROUND

Description of Proposal

This proposal is to construct a four-unit residential building. Specific design details of the proposal include:

- three-storey building consisting of contemporary architectural features
- tuck-under covered parking beneath each unit partially below grade
- private amenity space in the form of garden areas in front of each unit, and shared amenity space in the form of garden and patio areas at the front and rear of the building
- corrugated metal screens (perforated and non-perforated) are the primary exterior finishing materials with cast in place architectural concrete, and transparent glass windows with white vinyl frames
- landscaping elements consisting of smooth concrete for the walkway, permeable pavers for the drive aisle, and soft landscaping throughout the site with a total of 12 trees in addition to ground cover plantings.

Land Use Context

The area is characterized primarily by residential uses ranging from ground-oriented forms such as single-family dwellings and duplexes up to low rise (three-storey) apartment buildings on Pandora Avenue.

Figure 1 shows an aerial of the subject property and the surrounding context.

Existing Site Development and Development Potential

The site is presently vacant.

Under the current R-2 Zone Two Family Dwelling District, the property could be developed as either a duplex or a single-family dwelling with a secondary or garden suite.

Under the existing zoning, Schedule P: Missing Middle Regulations would allow for a houseplex with up to six units, subject to the provisions of that zoning. If the applicant met Schedule P, by providing the required adaptable and secondary dwelling units and eliminating the need for variances, this application could be a candidate for delegated approval.



Figure 1. Aerial photo of subject property

Data Table

The following data table compares the proposal with the existing R-2 Zone, Two Family Dwelling District and Schedule P: Missing Middle Regulations. An asterisk is used to identify where the proposal does not meet the requirements of the existing zone.

Zoning Criteria	Proposal	Existing Zone (R-2 Zone)	Zone Standard Missing Middle (Schedule P)
Lot area (m ²) – minimum	549.00	555	N/A

Zoning Criteria	Proposal	Existing Zone (R-2 Zone)	Zone Standard Missing Middle (Schedule P)
Lot Width (m) – minimum	13.36*	15.00	14.00
Number of dwelling units per building	4*	Maximum: 2	Minimum: 3 Maximum: 6
Number of buildings per lot - maximum	1	1	N/A
Adaptable dwelling units – minimum	0	N/A	1
Secondary dwelling units - minimum	0	N/A	1
Three-bedroom dwelling units - minimum	4	N/A	2
Dwelling unit floor area (m ²) - minimum	137.00	N/A	33.00
Driveway surface material	Concrete	Solid	Solid
Density (Floor Space Ratio) – maximum	0.99:1*	0.5:1	0.5:1 (or 1:1 with amenities)
Total floor area (m ²) – maximum	548.00	N/A	549.00
Floor area per storey (m ²) – maximum	49.00	N/A	235.00
1st & 2nd storey floor area (m ²) – maximum	98.00	280.00	N/A
Height (m) – maximum	10.49*	7.60	9.00
Storeys – maximum	3*	1.5	N/A
Site coverage (%) – maximum	35.80	40.00	40.00
Open site space (%) – minimum	32.20*	30.00	45.00

Zoning Criteria	Proposal	Existing Zone (R-2 Zone)	Zone Standard Missing Middle (Schedule P)
Rear Yard open site space (%) – minimum	37.70	33.00	35.70
Landscaping Space	Not provided	N/A	Required
Setbacks (m) – minimum			
Front	6.00*	7.50	6.10
Rear	4.00*	14.41	10.28
Side (east)	1.50	1.52	1.50
Side (west)	3.20	3.00	1.50
Combined side yards	4.70	4.50	N/A
Parking spaces – minimum	4	2	3
Accessible parking included in the overall units – minimum	0	N/A	1
Long-term bicycle parking spaces – minimum	8	N/A	8
Short-term bicycle parking spaces – minimum	6	N/A	6

Sustainable Mobility

No sustainable mobility improvements beyond minimum City standards are proposed in associated with this application.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this application.

Relevant History

This application was submitted on February 22, 2021. On January 26, 2023, the Missing Middle regulations and guidelines were adopted and came into effect on March 12, 2023. The proposal fits the definition of Missing Middle in the *Zoning Regulation Bylaw* and *Official Community Plan* but does not comply with Schedule P: Missing Middle Regulations and Development Permit Area 15F: Missing Middle guidelines. The applicant has indicated that they do not want to update the proposal in response to these regulations and guidelines.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, prior to submission of the application, it was posted on the Development Tracker along with an invitation to complete a comment form on December 11, 2020. Mailed notification was sent to owners and occupiers of property within 100m of the subject property advising that a consultation process was taking place and that information could be obtained and feedback provided through the Development Tracker. A sign was also posted on site, to notify those passing by of this consultative phase.

A letter dated January 20, 2021, from the Fernwood Community Association, along with one completed comment form, are attached to this report. Feedback from these two sources expressed concerns about a lack of affordability, loss of mature trees, impacts on sunlight exposure and views, and design considerations related to the materials and the orientation of the building. There do not appear to be any design revisions that responded to the pre-app consultation.

The associated development permit 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

Rezoning Application

Official Community Plan

The OCP designates the property within the Traditional Residential Urban Place Designation. Within this designation, multi-unit buildings up to three storeys, including missing middle housing and attached dwellings, are envisioned along arterial and secondary arterial roads. Pandora Avenue is classified as a secondary arterial road. Floor space ratio is contemplated up to approximately 1:1. The proposed floor space ratio is consistent with this limit.

The proposal is inconsistent with OCP General Development Guidance Objective 6.8, which encourages the logical assembly of development sites that enables the best realization of permitted development potential for the area. In this instance, the logical assembly of land would include either one or both sites on either side of the subject property. The acquisition and consolidation of one or both sites would result in a lot width that is consistent with the requested Traditional Residential zoning, as well as Schedule P. The increased site area would allow for more generous setbacks to adjacent properties, open space, and the orientation of the building parallel to the fronting street and sidewalk. Assembly would also serve to limit the number of

driveway crossings and interruptions to the sidewalk, boulevard, and bike lane along Pandora Avenue.

Fernwood Local Area Plan

The *Fernwood Neighbourhood Plan* (FNP) identifies this property as Traditional Residential, consistent with the OCP designation, and similarly envisions FSR up to 1:1. As noted earlier, the proposal is consistent with permitted FSR under the OCP designation. Future Planning Policy 6.24 in the FNP contemplates opportunities for new multi-unit housing on the Pandora corridor.

The FNP also encourages logical assembly of lots, limiting “orphaning” of smaller lots, and limiting the number of driveway crossings. The FNP housing policies encourage built forms and site layouts that are focused on livability. Built forms and site layout are context-dependant but may include buildings with greater front yard setbacks and shared rear yard green spaces. Housing design guidance in the FNP includes objectives to ensure access to open space, privacy, and to provide a sensitive transition to both existing and future buildings.

Housing

The application, if approved, would add four new three-bedroom residential units, which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*.

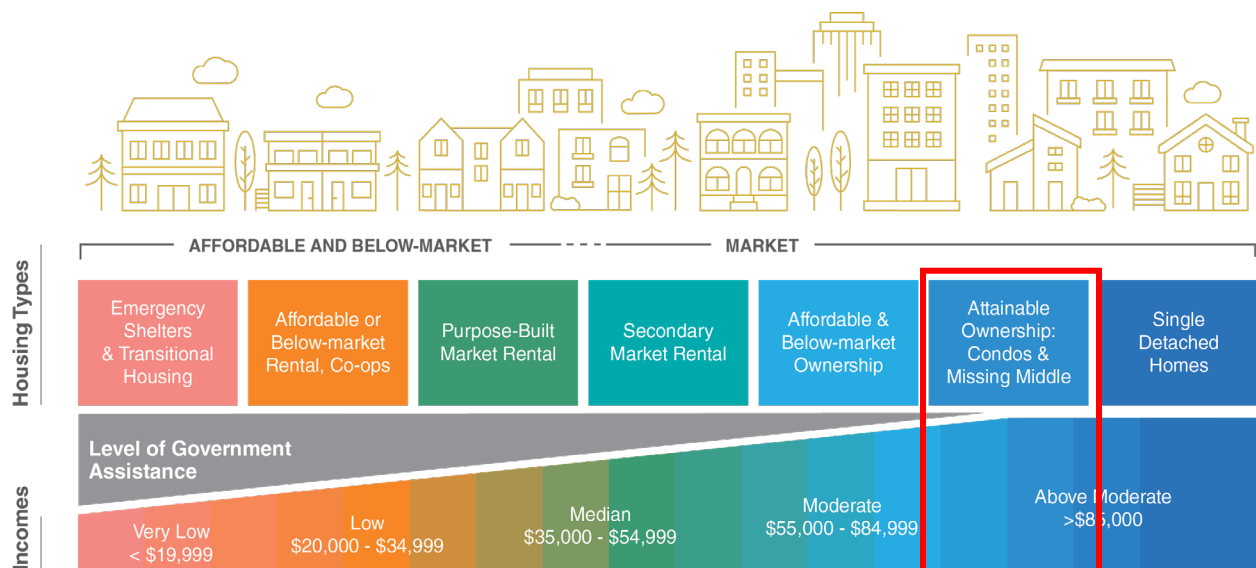


Figure 1. Housing Continuum

Affordability Targets

The application indicates that all four dwelling units would be sold at market rates.

Housing Mix

At present there is no policy that provides targets regarding housing mix and unit type is not regulated or secured. However, the OCP identifies a mix of units as an objective and identifies

the need for a diverse range of housing units including family housing. As submitted, this application proposes four three-bedroom townhouse units, and could be targeted towards families.

Security of Tenure

A Housing Agreement is not needed to ensure that future Strata Bylaws cannot prohibit the rental of units. Such Strata Bylaws are prohibited by provincial legislation.

Existing Tenants

The subject property does not contain any structures; no Tenant Assistance Plan (TAP) is required.

Development Permit with Variances Application

Official Community Plan: Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 16A: General Urban Design as well as Development Permit Area 15F: Missing Middle Housing. As the proposal meets the DPA 15F definition of missing middle housing (“two or more self-contained dwelling units”), DPA 15F applies. The proposal aims to integrate more intensive residential development within a Traditional Residential area. However, there are concerns that the following Missing Middle Design Guidelines are not being met:

- Buildings should be oriented towards the fronting street (Pandora Avenue) to maintain front yard patterns, enhance the public street, and contribute to street vitality. Galley style development sites perpendicular to the street are discouraged unless explicitly supported by a neighborhood plan
- Open space should be consolidated to maximize contiguous soil volumes and usable green space
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- Buildings should minimize overlook onto adjacent private yards through increased setbacks; mid-block townhouses should transition in scale through varying building height and roof pitch, and modulating facades to match adjacent existing buildings
- Windows into habitable rooms should not face a side yard unless setback approximately 5m from side property line.

Variances

If Council moves this application forward, it is recommended that the new site-specific zone be based on the existing R-2 Zone, Two Family Dwelling District as the proposal more closely resembles the R-2 Zone than Schedule P. Variances would be used to accommodate aspects of the proposal that do not conform with the R-2 Zone. This ensures that reduced zoning permissions are not entrenched in the new zone precluding future Council review and approval. Variances from the R-2 zone would include:

- reduce the minimum rear yard from 14.41m to 4.00m
- reduce the minimum front setback from 7.50m to 6.00m
- reduce the minimum lot width from 15.00m to 13.36m
- increase the height from 7.60m to 10.50m

- increase the number of storeys from 1.5 to 3.

Support for the proposed variances is not recommended, as they would enable a built form that orients the building away from Pandora Avenue. The proposed building orientation as well as the reduced rear yard setback conflict with several Missing Middle Design Guidelines regarding building orientation and street interface, open space, privacy and overlook, and sunlight access.

The applicant has indicated that they are not willing to modify the proposal any further and as a result the recommendation is to decline; however, should Council wish to advance the application an alternate motion has been provided.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

Sustainability

As indicated in the applicant's letter dated October 13, 2021, the following sustainability features are associated with this proposal:

- built to a minimum Step Code 3
- each unit will be equipped to include EV (Electric Vehicle) charging stations as well as charging outlets for EV bikes
- perforated screens in front of primary windows will reduce passive solar gain
- each unit will include solar roof panels.

Advisory Design Panel

The application was reviewed by the Advisory Design Panel (ADP) on November 21, 2021. At that meeting, the following motion was passed:

It was moved that (the application) be approved with the following changes:

- *Further reconsideration of the corrugated metal cladding and perforated screening*
- *Further reconsideration of the side yard elevations in terms of materiality, massing, and articulation*
- *Consideration of adding additional trees.*

In response to these comments, the application has made the following revisions:

- Changed the siding material from green-blue corrugated metal to dark stained wood
- Added additional windows to the east side elevation
- Changed location of tree species on landscaping plans.

Tree Preservation Bylaw and Urban Forest Master Plan

This application was received prior to July 21, 2021; therefore, the Tree Protection Bylaw 19-082 applies.

The goals of the Urban Forest Master Plan include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighborhoods.

Tree Preservation

A total of five trees were inventoried, of which three are bylaw-protected, two are on-site and one off-site at 1320 Pandora. The remaining two trees are undersized on the subject lot. All trees, including the potential off-site tree NT2 at 1320 Pandora are proposed for removal. The planting plan provided proposes four Replacement Trees of the required six. Under the current proposal, the applicant would be required to pay \$4,000 cash-in-lieu towards the City's Tree Reserve Fund (\$2,000 X 2 replacement trees not planted). The alternate motion should Council wish to advance this application includes a requirement for the applicant to undertake further analysis of the viability of the additional two required trees prior to scheduling a public hearing. One new municipal tree is proposed on the frontage.

The Fernwood area traditionally has moderate to high canopy cover for the size of the neighborhood at 31.9%. City wide canopy coverage is currently 28%.

Tree Status	Total # of Trees	Trees to be REMOVED	NEW Trees	NET CHANGE
Subject property trees, protected	2	2	4	+2
Subject property trees, unprotected	2	2	0	-2
Neighbouring trees, protected	1	1	2 (TBD)	+1 (TBD)
Neighbouring trees, unprotected	0	0	0	0
Total	5	5	+6 (TBD)	+1 (TBD)

Should Council decide to advance this application, the alternate recommendation includes a condition that prior to Public Hearing, the applicant determine the location of NT2 and provide a letter from the owner at 1320 Pandora which outlines their awareness and agreement to follow the requirements of tree replacement on their property as needed and that the Arborist Report, Civil, and Landscape plans are revised to the satisfaction of the Director of Parks, Recreation, and Facilities to address outstanding Parks comments.

Financial Implications

Summarized in the table below are the annual maintenance costs that would be incurred by the City following the planting of one new street tree.

Increased Inventory	Annual Maintenance
New municipal trees (one net new)	\$75 (TBD)

CONCLUSIONS

The proposal does not conform with relevant DPA 15F design guidelines. The site design and layout do not meet goals of building orientation and street presence, open space, privacy, and sensitive transition to adjacent properties. The site is better suited to a different form of development or would benefit from land assembly to include adjacent lots to allow a building orientation towards the street, as is strongly emphasized in the applicable design guidelines.

ALTERNATE MOTION

Rezoning Application

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Respectfully submitted,

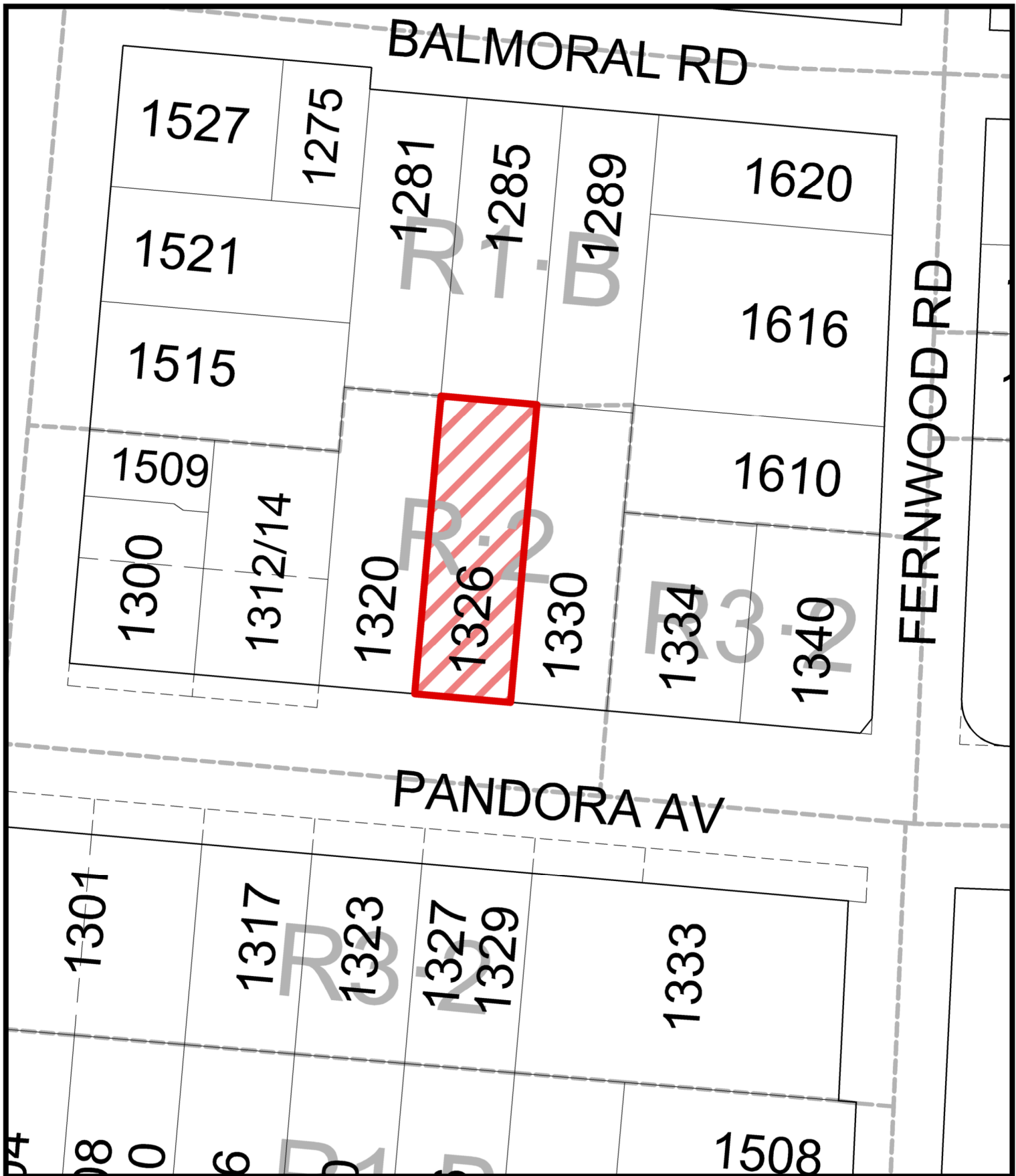
Geordie Gordon
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Plans date stamped October 31, 2022
- Attachment C: Project Brief received October 13, 2021
- Attachment D: Community Association Land Use Committee Comments dated January 20, 2021
- Attachment E: Pre-Application Consultation Comments from Online Feedback Form



1326 Pandora Avenue
Rezoning No.00767



1326 PANDORA AVENUE

ATTACHMENT B

PROJECT INFO

JURISDICTION	CITY OF VICTORIA
BUILDING CODE	BCBC 2018, PART 9
CIVIC ADDRESS	1326 PANDORA AVENUE, VICTORIA, BRITISH COLUMBIA, V5V3R5
LEGAL ADDRESS	LOT 11, SPRING RIDGE, VICTORIA, PLAN 911, PID 008-123-331, FOLIO 7458012, VIP991, LOT 11
LOT SIZE	AREA = 549 SQM WIDTH = 13.36 M DEPTH = 41.16 M
STREETS FACING	1
PROP. MAJOR OCC.	GROUP C RESIDENTIAL
PROP. CONSTRUCTION	WOOD FRAME (COMBUSTIBLE)
FRR	L0 - L1 = 2H L1 - L3 = 1H
ZONING	EXISTING = R2 PROPOSED = SITE SPECIFIC REZONE
SITE COVERAGE	PROPOSED = 196.83 SQM (35.8%)
OPEN SITE SPACE	PROPOSED = 176.80 SQM (32.2%)
AREA	PROPOSED FSR MAX = 1.0 (549 SQM) PROPOSED FSR = 0.99 (548 SQM) AREA PER UNIT = 137 SQM
HEIGHT	AVG GRADE = EL. 34.58 M PROP. MAX HEIGHT = 10.5 M FOREPLANS = 35.08M
SETBACKS	PROPOSED FRONT = 6.0 M PROPOSED REAR = 4.0 M PROPOSED EAST = 1.5 M PROPOSED WEST = 3.2 M
PARKING	PROPOSED = 4 STANDARD STALLS
BICYCLES	PROPOSED = 8 LONG TERM LOCKERS 6 SHORT TERM STALLS
ENERGY	PROPOSED = BC STEP CODE 3

CONTACTS

OWNER	FORMWELL HOMES SAM GANONG 841 FORT STREET, VICTORIA, BC, V8W1B8 250 589 3254 SAM.GANONG@FORMWELL.CA
ARCHITECTURAL	SEPTEMBER ARCHITECTURE AND INTERIORS BRENDAN CALLANDER, ARCHITECT AIBC 4277 FRASER STREET, VANCOUVER, BC, V5V4G1 604.258.9983 BCALLANDER@SEPTEMBERARCH.CA
CIVIL	J.E. ANDERSON & ASSOCIATES ROSS TUCK 4212 GLANFORD AVE, VICTORIA, Z8Z4B7 250.727.2214 RTUCK@JEANDERSON.COM
GEOTECHNICAL	RYZUK GEOTECHNICAL SCOTT CURRIE, PENG 28 CREASE AVE, VICTORIA, BC, V8Z1E3 250.475.3131
LANDSCAPE	BIOPHILIA DESIGN COLLECTIVE DINARA YUSUFZYANOVA 1608 CAMOSUN STREET, VICTORIA, BC, V8T3E6 250.590.1156
SURVEYOR	J.E. ANDERSON & ASSOCIATES RYAN HOURSTON, BCLS 4212 GLANFORD AVE, VICTORIA, Z8Z4B7 250.727.2214 RHOURSTON@JEANDERSON.COM
ARBORIST	TALBOT MACKENZIE AND ASSOCIATES ROBERT MCRAE BOX 48153 RPO UPTOWN VICTORIA, BC, V8Z7H6 250.479.8733 TMTREEHELP@GMAIL.COM

CONTACTS CONT.

TRANSPORTATION	BUNT & ASSOCIATES LTD. COCO YANG, EIT SUITE 1550-1050 WEST PENDER ST, VANCOUVER 604 685 6427 CYANG@BUNTENG.COM
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PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A BUILDING WITH 4 ROW HOMES ON A SINGLE 549 SQUARE METER LOT LOCATED AT 1326 PANDORA AVENUE. THE LOT IS CURRENTLY VACANT AND ZONED R-2 AND WOULD REQUIRE REZONING.

DESIGN RATIONALE

THE CONCEPT FOR 1326 PANDORA AVENUE IS TO CREATE A BUILDING MODEST IN SIZE THAT FIT WITH THE EXISTING CHARACTER AND SCALE OF THE NEIGHBOURHOOD. EACH HOME IS CENTERED AROUND AN INTERIOR COURTYARD WHICH ALLOWS BOTH DAYLIGHT INTO THE SPACE AND INTEGRATES THE LIVING AREA WITH THE NATURAL ENVIRONMENT. THIS GREEN-SPACE IS ALSO INTEGRATED INTO THE PARKING AREA WHICH CREATES A PARKADE THAT IS BRIGHT AND OPEN.

FSR MATRIX

TYPICAL UNIT FSR MATRIX (SQ. M.)

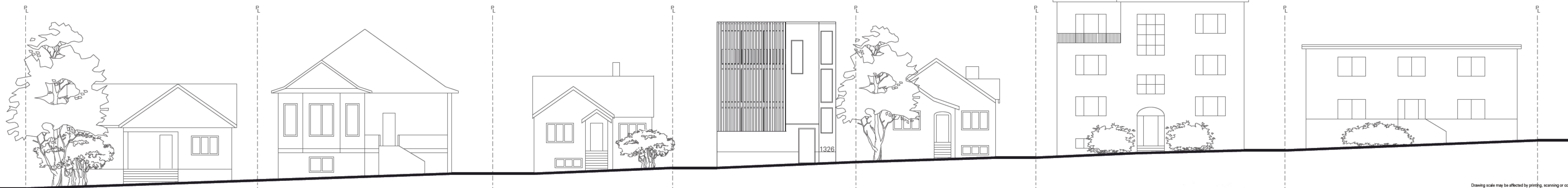
LEVEL	INCLUDED AREA	EXCLUDED AREA
L0 TOTAL	0	25.69
L1 TOTAL	49	
L2 TOTAL	49	
L3 TOTAL	39	
TYP. UNIT TOTAL	137	25.69
PROJECT TOTAL	548 (0.99 FSR)	

DRAWING LIST

A000	COVER SHEET
A001	GENERAL NOTES
A100	CONTEXT PLAN
A101	EXISTING SITE PLAN
A102	PROPOSED SITE PLAN
A103	L0 FLOOR PLAN
A104	L1 FLOOR PLAN
A105	L2 FLOOR PLAN
A106	L3 FLOOR PLAN
A107	ROOF PLAN
A108	TYPICAL UNIT PLANS
A109	TYPICAL UNIT PLANS
A110	TYPICAL UNIT PLANS
A111	TYPICAL UNIT PLANS
A200	ELEVATIONS
A201	ELEVATIONS
A202	ELEVATIONS
A203	ELEVATIONS
A300	SECTIONS
A301	SECTIONS
A400	SPACIAL SEP. CALCS.
A401	GRADE CALCS.
A402	DIAGRAMS
A403	DIAGRAMS
A404	DIAGRAMS
A405	SHADOW STUDY
A406	PRECEDENT IMAGES

Revisions

Received Date:
October 31, 2022



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1326 Pandora Avenue

2020-011
1326 Pandora Avenue
Victoria, BC, V8V3R5



NOT FOR CONSTRUCTION COVER SHEET

A000

GENERAL NOTES

.1 THESE NOTES TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWING NOTES.

.2 ALL SITE RELATED ELEVATIONS AND DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR. ELEVATIONS AND DIMENSIONS SHOWN ON DRAWING ARE FOR DESIGN INTENT ONLY.

.3 ALL LABOUR, MATERIAL AND PRODUCTS TO COMPLY WITH THE REQUIREMENTS OF BCBC 2018. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE OF ALL APPLICABLE BUILDING CODES.

.4 ALL CODES AND DOCUMENTS REFERRED TO IN THESE DOCUMENTS ARE TO BE THE LATEST EDITION.

.5 THE CONTRACTOR IS RESPONSIBLE FOR ALL MEASURES REQUIRED BY BCBC PART 8, "SAFETY AT CONSTRUCTION DEMOLITION SITES".

.6 ALL MECHANICAL & ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ETC INSTALLED ON THIS PROJECT SHALL BE SEISMICALLY RESTRAINED IN ACCORDANCE WITH THE BCBC. SEISMIC RESTRAINT OF LIGHTING AND MILLWORK TO BE PROVIDED. CONTRACTOR TO REVIEW WITH ARCHITECT PRIOR TO INSTALLATION.

.7 ALL MECHANICAL & ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE BCBC.

.8 CONTRACTOR TO ENSURE FIRE SEPARATIONS AND FIRES STOPPING ARE LOCATED AND CONSTRUCTED AS PER CODE REQUIREMENTS.

.9 PROVIDE GUARDS WHERE SHOWN ON THE DRAWING. UNLESS OTHERWISE NOTED GUARDS TO BE AT LEAST 42". UNLESS OTHERWISE NOTED GUARDS TO BE NON-CLIMBABLE AND TO NOT ALLOW PASSAGE OF A 4" DIAM. SPHERE. GUARDS TO BE DESIGNED TO RESIST LOADS LISTED IN BCBC PART 4.

.10 GLAZING IN DOORS, SIDELITES, AND WALLS REACHING THE FLOOR SHALL BE SAFETY GLASS AS PER BCBC.

.11 GLAZING IN HANDRAILS AND GUARDRAILS NOT DETAILED BY STRUCTURAL ENGINEER TO BE ENGINEERED BY CONTRACTOR AND SHALL BE LAMINATED AND TEMPERED GLASS. SHOP DRAWINGS FOR GLASS GUARDRAILS TO BE PROVIDED BY SUPPLIER. TO BE SIGNED-SEALED BY STRUCTURAL ENGINEER.

.12 ALL PRODUCTS AND SYSTEMS RELATED TO LIFE SAFETY, ALL PRODUCTS RELATED TO BUILDING ENVELOPE, AND THOSE VISIBLE WHEN CONSTRUCTION IS COMPLETE MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.

.13 PLAN DETAILS SUPERCEDE WALL TYPE DEFINITION.

.14 UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO GRIDLINE, FACE OF CONCRETE, FACE OF GWB, OUTSIDE FACE OF EXTERIOR PLYWOOD SHEATHING.

.15 UNLESS OTHERWISE NOTED, ALL WALL ASSEMBLIES SHALL EXTEND UP TO THE UNDERSIDE OF THE STRUCTURE ABOVE AND BE SEALED CONTINUOUSLY FOR THE FULL LENGTH.

.16 ALL DIMENSIONS FOR PARTITION LAYOUT, DOORS, MILLWORK, ETC. ARE TO BE SITE VERIFIED BEFORE ANY WORK BEING EXECUTED. REPORT ANY ERRORS / DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING.

.17 ALL PARTITIONS TO BE CONTINUOUS ABOVE DOORWAYS AND WINDOW OPENINGS UNLESS DETAILED OR NOTED OTHERWISE.

.18 PROVIDE ALL SOLID BLOCKING REQUIRED FOR ALL WALL AND CEILING MOUNTED FIXTURES, EQUIPMENT AND MILLWORK INCLUDING OWNER SUPPLIED EQUIPMENT. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO WALL FINISH INSTALLATIONS.

.19 CONTRACTOR TO PROVIDE AND COORDINATE ALL CONCEALED BLOCKING IN WALLS REQUIRED TO MOUNT FIXTURES, HARDWARE AND EQUIPMENT AS PER MANUFACTURER'S SPECIFICATIONS AND BUILDING CODES.

.20 THE ROUTING AND LAYOUT OF ALL SERVICES, DUCTWORK, PIPING ETC IS DIAGRAMMATIC UNLESS NOTED OTHERWISE. THE CONTRACTOR IS RESPONSIBLE FOR FIELD MEASURING ALL MATERIAL PRIOR TO INSTALLATION AND TO OFFSET AS REQUIRED TO AVOID CONFLICTS WITH STRUCTURAL OR OTHER TRADES.

.24 CONTRACTOR TO FIELD CHECK AND CONFIRM EXACT LOCATIONS, ELEVATIONS INVERTS AND INSTALLATIONS OF ALL SERVICES FOR THIS PROJECT.

.25 ALL WIRED DEVICES TO BE LOCATED BY ARCHITECT.

.29 NO FLOOR TRANSITION TO BE GREATER THAN " AT THRESHOLD AND BETWEEN ADJACENT MATERIALS.

.34 CONTRACTOR TO RE+RE ALL FLOORS, CEILING AND BUILDING SYSTEM COMPONENTS NECESSARY TO COMPLETE MECHANICAL AND ELECTRICAL TIE-INS, INCLUDING AREAS OUTSIDE OF THE GENERAL CONSTRUCTION LINE. QUALITY OF RE+RE TO MATCH EXISTING CONDITIONS.

.41 RESTRAIN ALL CEILING SUPPORTING FRAME, T-BAR ASSEMBLIES, CEILING GYPSUM WALL BOARDS, ALL OVERHEAD MECHANICAL DUCTS, AND EQUIPMENT, OVERHEAD ELECTRICAL CONDUITS AND LIGHTS.

.42 WHERE PERMITS, LICENCES AND INSPECTION FEES ARE REQUIRED BY AUTHORITIES HAVING JURISDICTION FOR SPECIFIC TRADE FUNCTIONS, THEY SHALL BE OBTAINED BY THE CONSTRUCTION MANAGER.

.43 CONSTRUCTION MANAGER SHALL REVIEW BUILDING PERMIT SET WITH CONSULTANT IMMEDIATELY FOLLOWING RECEIPT OF BUILDING PERMIT AND JOINTLY DETERMINE WHETHER OR NOT CHANGES TO CONTRACT ARE REQUIRED.

.44 BE RESPONSIBLE FOR ENSURING THAT NO WORK IS UNDERTAKEN WHICH IS CONDITIONAL ON PERMITS, APPROVALS, REVIEWS, LICENCES, FEES, UNTIL ALL APPLICABLE CONDITIONS ARE MET. NO TIME EXTENSION WILL BE ALLOWED FOR DELAY IN OBTAINING NECESSARY PERMITS.

.45 REPORT TO THE CONSULTANT IN WRITING ANY CONDITION WHICH WOULD PROHIBIT GRANTING OF ANY PERMIT OR APPROVAL BEFORE WORK AFFECTING SUCH ITEMS IS COMMENCED.

.46 GIVE NOTICE OF COMPLETION OF PROJECT PRIOR TO OCCUPANCY, AS REQUIRED BY APPLICABLE LEGISLATION.

.47 MATERIALS AND COMPONENTS USED TO CONSTRUCT FIRE RATED ASSEMBLIES AND MATERIALS REQUIRING FIRE HAZARD CLASSIFICATION SHALL BE LISTED AND LABELLED, OR OTHERWISE APPROVED, BY FIRE RATING AUTHORITY. LABELLED MATERIALS AND THEIR PACKAGING SHALL BEAR FIRE RATING AUTHORITIES LABEL SHOWING PRODUCT CLASSIFICATION.

.48 MATERIALS HAVING A FIRE HAZARD CLASSIFICATION SHALL BE APPLIED OR INSTALLED IN ACCORDANCE WITH FIRE RATING AUTHORITY'S PRINTED INSTRUCTIONS.

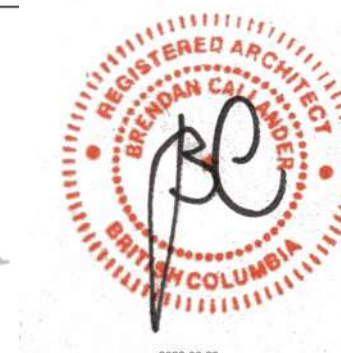
ABBREVIATION LIST

#	NUMBERS	MAT	MATERIAL
ACOUS	ACOUSTIC(AL)	MAX	MAXIMUM
ADJ	ADJUST(A)BLE OR ADJACENT	MD	MAN DOOR
AFF	ABOVE FINISH FLOOR	MECH	MECHANICAL
AL/ALUM	ALUMINIUM	MH	MANHOLE
ANO	ANODIZED	MTL	METAL
APPROX	APPROXIMATE(LY)	MFR	MANUFACTURE
ARCH	ARCHITECTURE	MTD	MOUNTED
AV	AUDIO/VISUAL	MWORK	MILLWORK
BCBC	BRITISH COLUMBIA	(N)	NEW
BD	BOARD	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BOT	BOTTOM	NOM	NOMINAL
B.O.	BOTTOM OF	NTS	NOT TO SCALE
C/W	COMPLETE WITH	O.C.	ON CENTRE
CB	CATCH BASIN	OD	OUTSIDE DIMENSION
CL	CENTRE LINE	OPP	OPPOSITE
CLO	CLOSET	PLAS	PLASTER
CONC	CONCRETE	PLYWD	PLYWOOD
CONT	CONTINUOUS	PNT	PAINT
CORR	CORRIDOR	PMT	PAD MOUNTED TRANSFORMER
CPT	CARPET	P/L	PROPERTY LINE
CTR	CENTRE	PLY	PLYWOOD
DBL	DOUBLE	R	RISERS
DET	DETAIL	RD	ROOF DRAIN
DIA	DIAMETER	REV	REVISION OF REVERSE
DIM	DIMENSIONS	R.O.W.	RIGHT OF WAY
D/W	DISHWASHER	DN	DOWN
DN	DOWN	RO	ROUGH OPENING
DR	DOOR	RWL	RAINWATER LEADER
DR.T	DOOR THRESHOLD	SB	SERVICE BOX
DWG	DRAWING	SCWD	SOLID CORE WOOD DOOR
DWR	DRAWER	SECT	SECTION
D	DRYER	SF	SQUARE FEET
(E)	EXISTING	SH	SHELF
EA	EACH	SIM	SIMULAR
EL	ELEVATION	SM	SQUARE METERS
ELEC	ELECTRIC(AL)	SPEC	SPECIFICATION(S)
ELEV	ELEVATOR OR ELEVATION	SPF	SPRAY POLYURETHANE FOAM
EME	EMERGENCY	SS	STAINLESS STEEL
ENCL	ENCLOSURE	ST	STAIR
EP	ELECTRICAL PANELBOARD	STD	STANDARD
EQ	EQUAL	STL	STEEL
EQUIP	EQUIPMENT	STOR	STORAGE
EXIST	EXISTING	STRU	STRUCTURAL
EXP	EXPOSED	SUSP	SUSPENDED
EXT	EXTERIOR OR EXTENSION	SYM	SYMMETRICAL OR SYMBOL
FA	FIRE ALARM	TBC	TO BE CONFIRMED
FD	FLOOR DRAIN	TBD	TO BE CONFIRMED
FH	FIRE HYDRANT	THK	THICK
FIN	FINISH(ED)	T.O.	TOP OF
FLR	FLOOR	T.O.C.	TOP OF CURB
F.P.	FIRE PLACE	TOF	TOP OF FINISH
FR	FRIDGE	TOFF	TOP OF FINISHED FLOOR
FRR	FIRE RESISTANT RATING	TOS	TOP OF SLAB / STEEL
FS	FULL SIZE	TOW	TOP OF WALL
FT	FOOT OR FEET	TR	TREE (PLANTER)
FUT	FUTURE	TYP	TYPICAL
GL	GLASS OR GLAZED	UNF	UNFINISHED
GR	GRADE	UNO	UNLESS NOTED OTHERWISE
GRND	GROUND	U/S	UNDERSIDE
GV	GAS VALVE	VERT	VERTICAL
GWB	GYPSUM WALL BOARD	VEST	VESTIBULE
HDWR	HARDWARE	VIF	VERIFY IN FIELD
HWT	HOT WATER TANK	W	WASHER
HORIZ	HORIZONTAL	W/D	WASHER DRYER
HRWD	HARDWOOD	WC	WATER CLOSET
INSUL	INSULATION	W/	WITH
INT	INTERIOR	WD	WOOD
JT	JOINT	W/O	WITHOUT
LAM	LAMINATE / LAMINATE	XPS	EXTRUDED POLYSTYRENE
LS	LAMP STANDARD		
LT	LIGHT		

SYMBOL LEGEND

	DRAWING SYMBOLS
	PLAN / SECTION DETAIL REFERENCE
	SECTION MARKER
	ELEVATION TAG
	ROOM TAG
	FINISH/MATERIAL TAG
	FIXTURE TAG
	MILLWORK TAG
	WALL TYPE TAG
	GLAZING TYPE TAG
	DOOR TAG
	PLAN SYMBOLS
	S/C.M. COMBINED SMOKE ALARM / C.M. DETECTOR
	C.M. CARBON MONOXIDE DETECTOR
	E.F. BATHROOM EXHAUST FAN
	K.E.F. INTEGRATED KITCHEN EXHAUST FAN
	DRAIN
	SPRINKLER STANDPIPE
	WALL MOUNT HOSE BIB
	RECESSED WALL MOUNT HOSE BIB
	GAS CAP-OFF
	FLUSH MOUNT SIAMESE CONNECTION
	RECESSED FIRE EXTINGUISHER CABINET
	RECESSED FIRE HOSE CABINET
	SPRINKLER HEAD - CONCEALED
	BOILER UNIT
	RAIN WATER LEADER
	ELECTRICAL SYMBOLS
	JUNCTION BOX FOR LIGHT PENDANT
	L1 - 4" RECESSED POT LIGHT
	L1D - 4" RECESSED DIRECTIONAL POT LIGHT
	L1E - 4" RECESSED POT LIGHT - EXTERIOR RATED
	S1 - SHOWER LIGHT
	W1 - EXTERIOR STEP LIGHT TYPE 1
	DUPLEX OUTLET
	WATERPROOF OUTLET
	APPLIANCE OUTLET
	RECESSED FLOOR OUTLET
	DUPLEX OUTLET - ABOVE COUNTER
	GFI DUPLEX OUTLET - ABOVE COUNTER
	QUADPLEX OUTLET
	TELEPHONE
	TEL/DATA & CABLEVISION
	SINGLE POLE SWITCH
	THREE WAY SWITCH

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06	RZ/DP APPLICATION	22.08.23





N
1
CONTEXT PLAN
1:500

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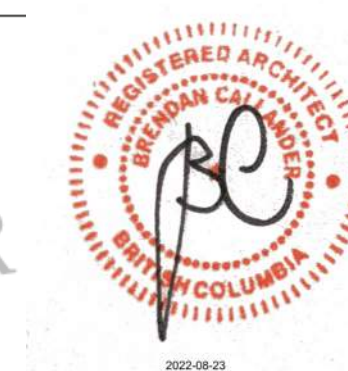
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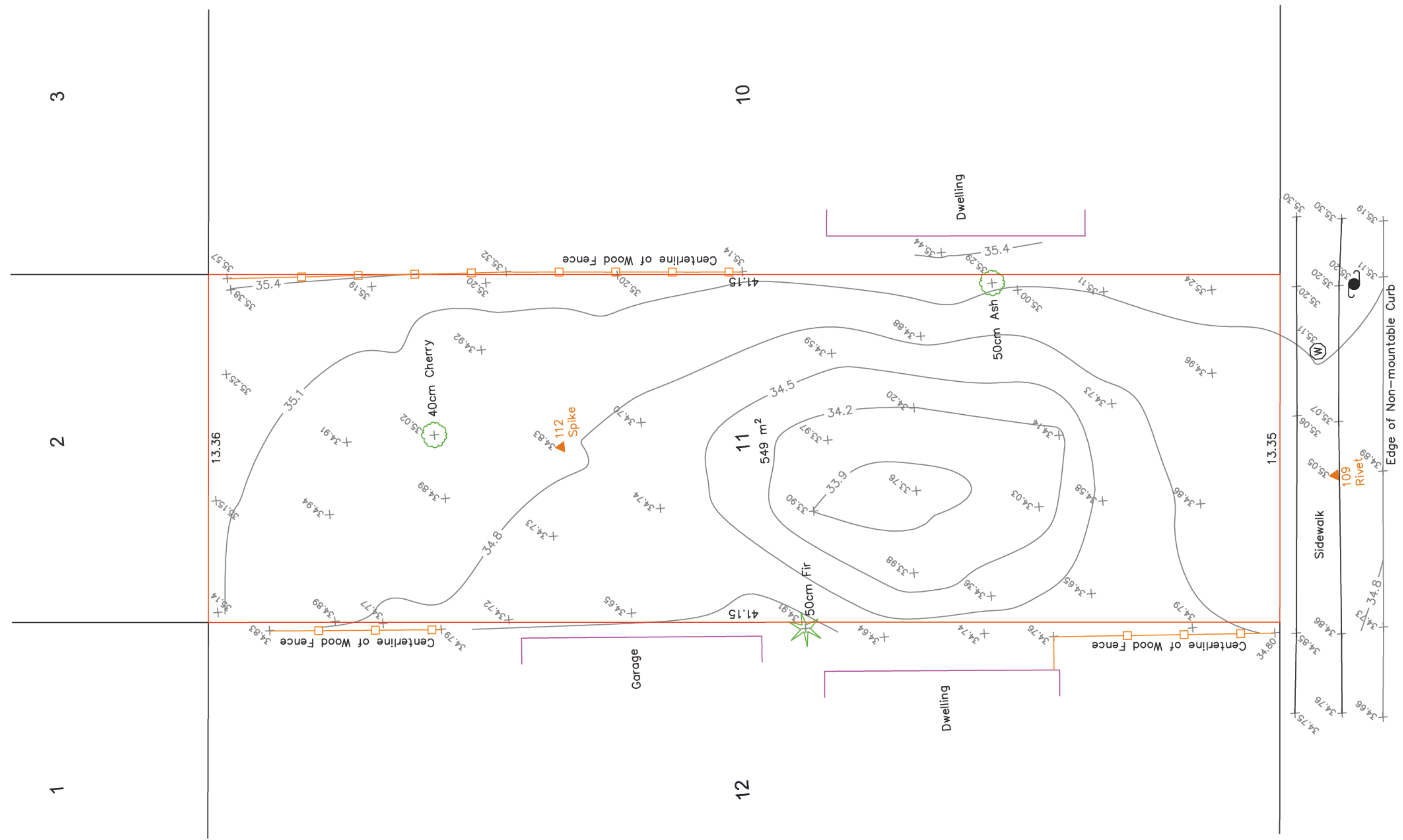
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CONTEXT PLAN

A100

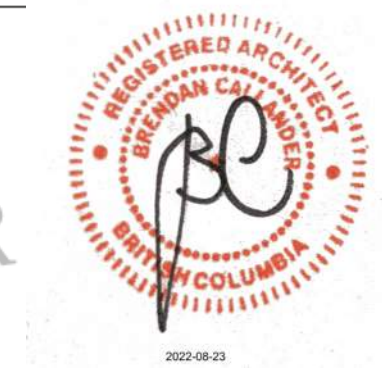


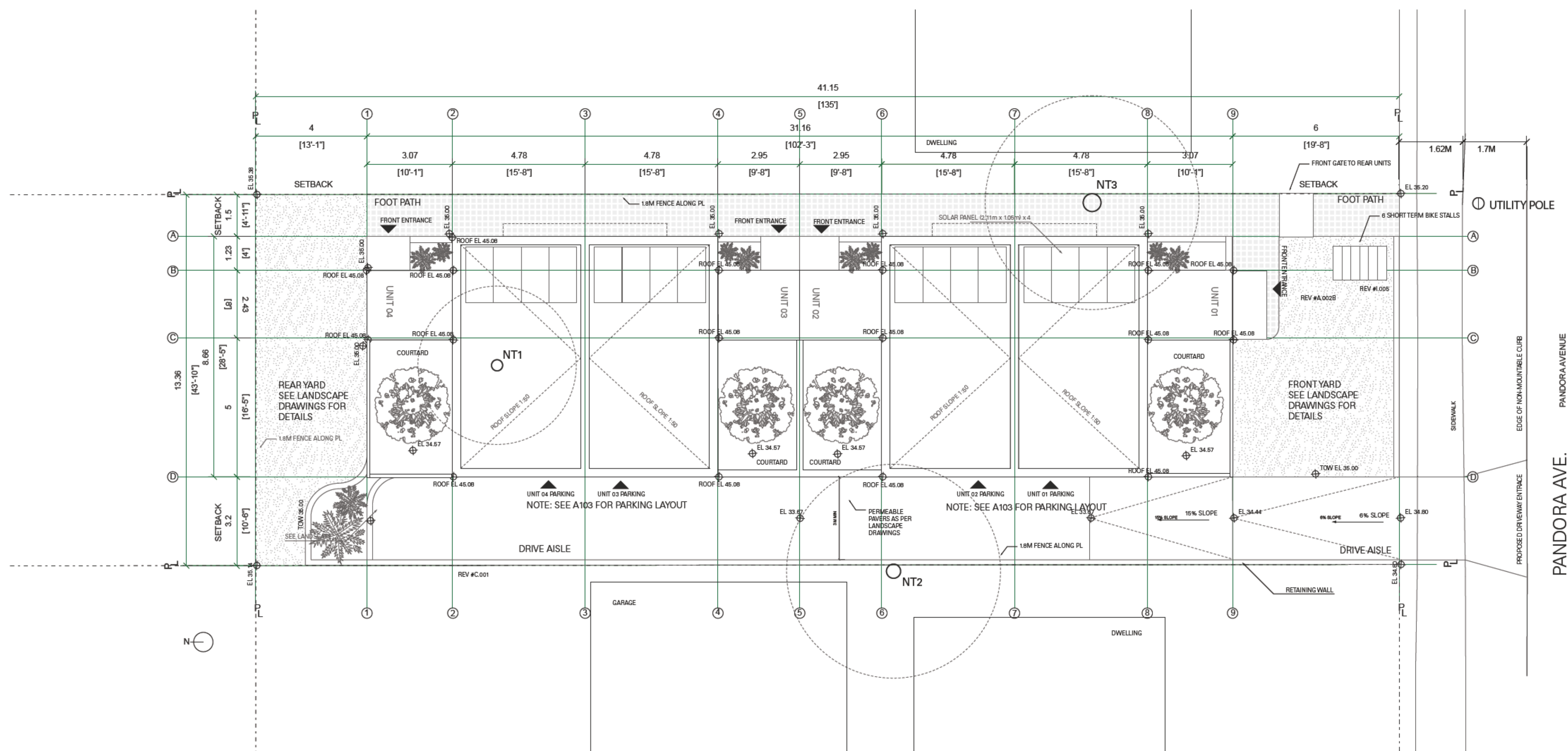



EXISTING SITE PLAN / SITE SURVEY
 1:100

Pandora Avenue

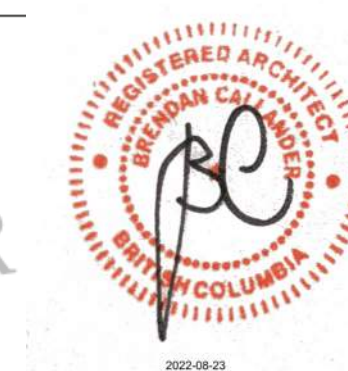
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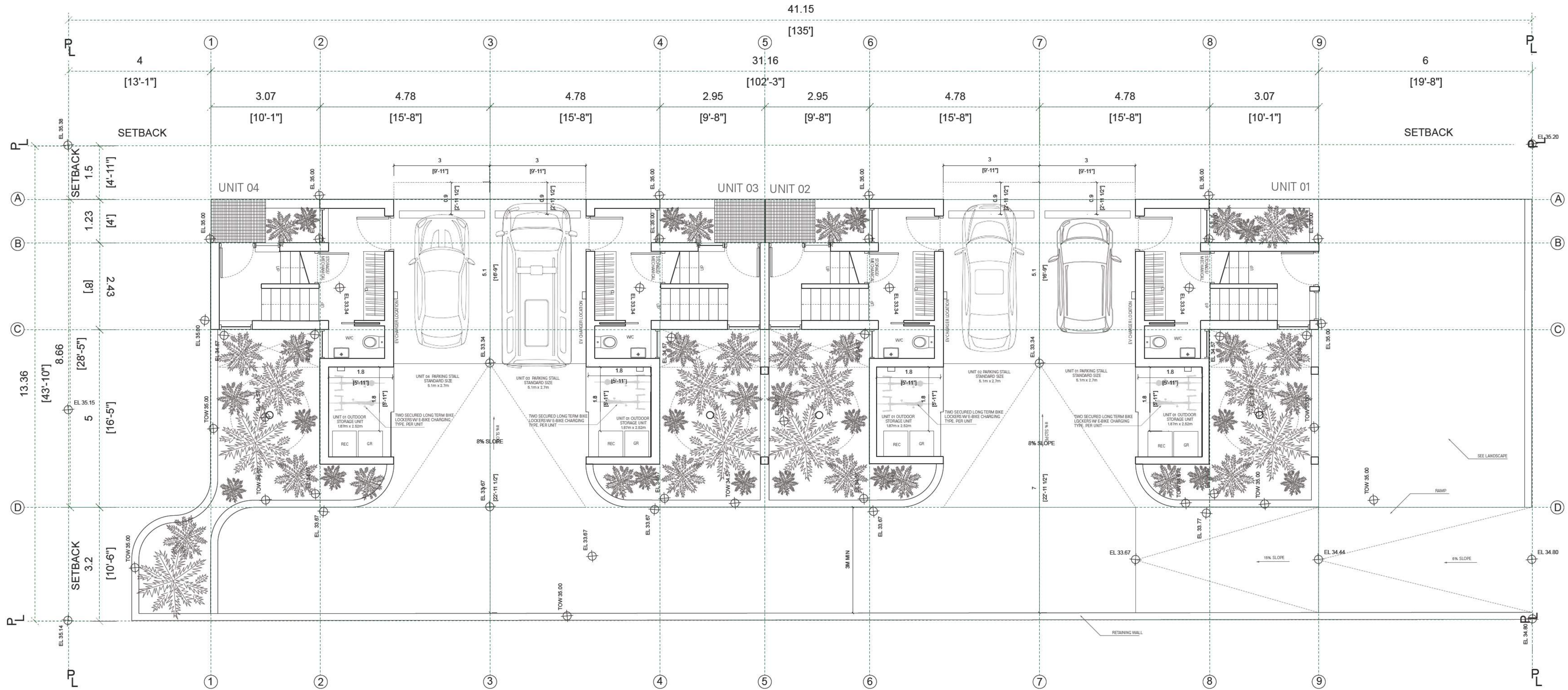





1 PROPOSED SITE PLAN
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1 L0 FLOOR PLAN
1:50

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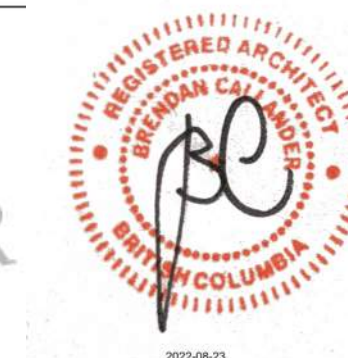
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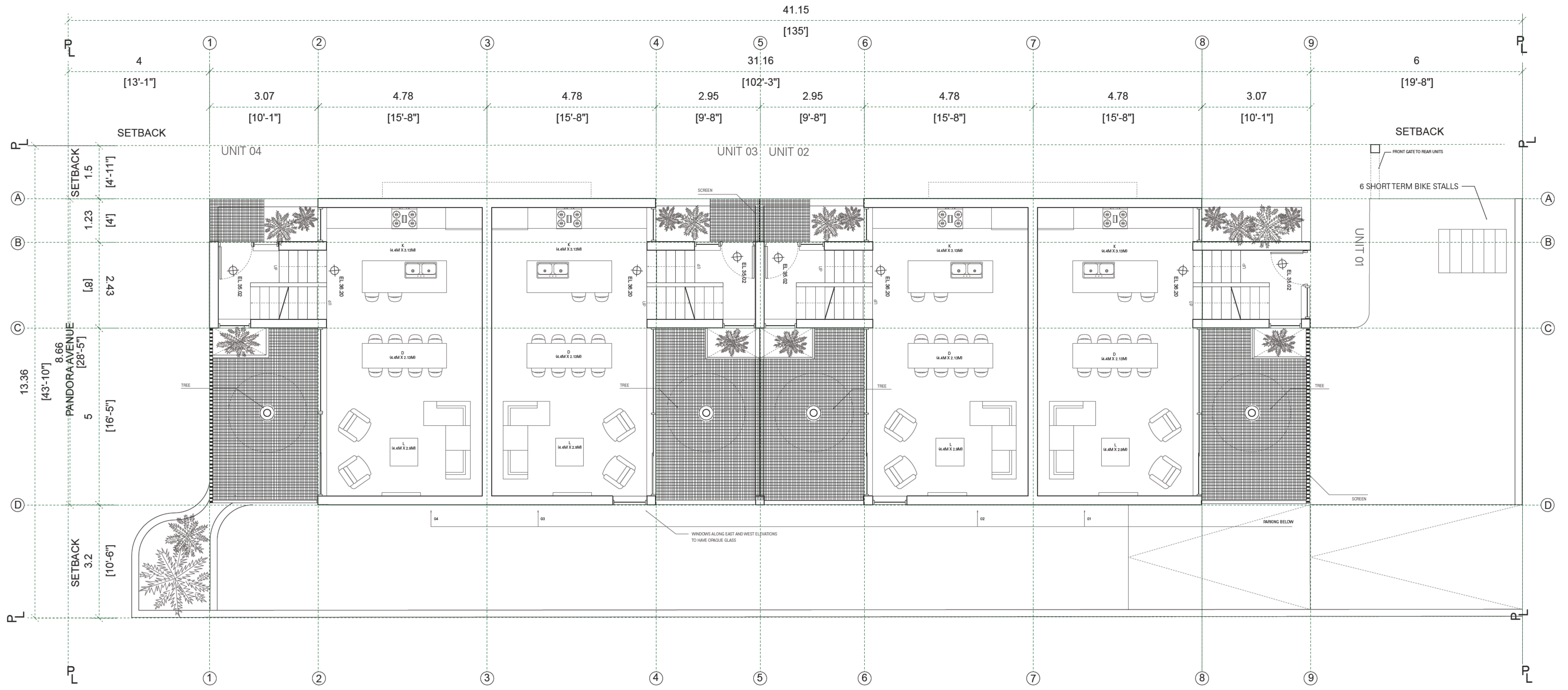
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L0 FLOOR PLAN

A103

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1 L1 FLOOR PLAN
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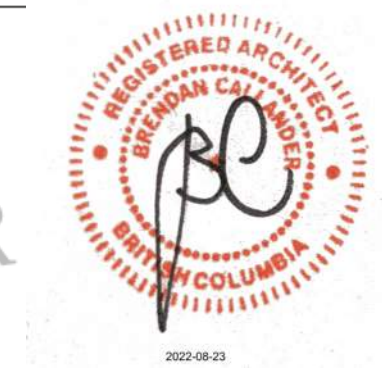
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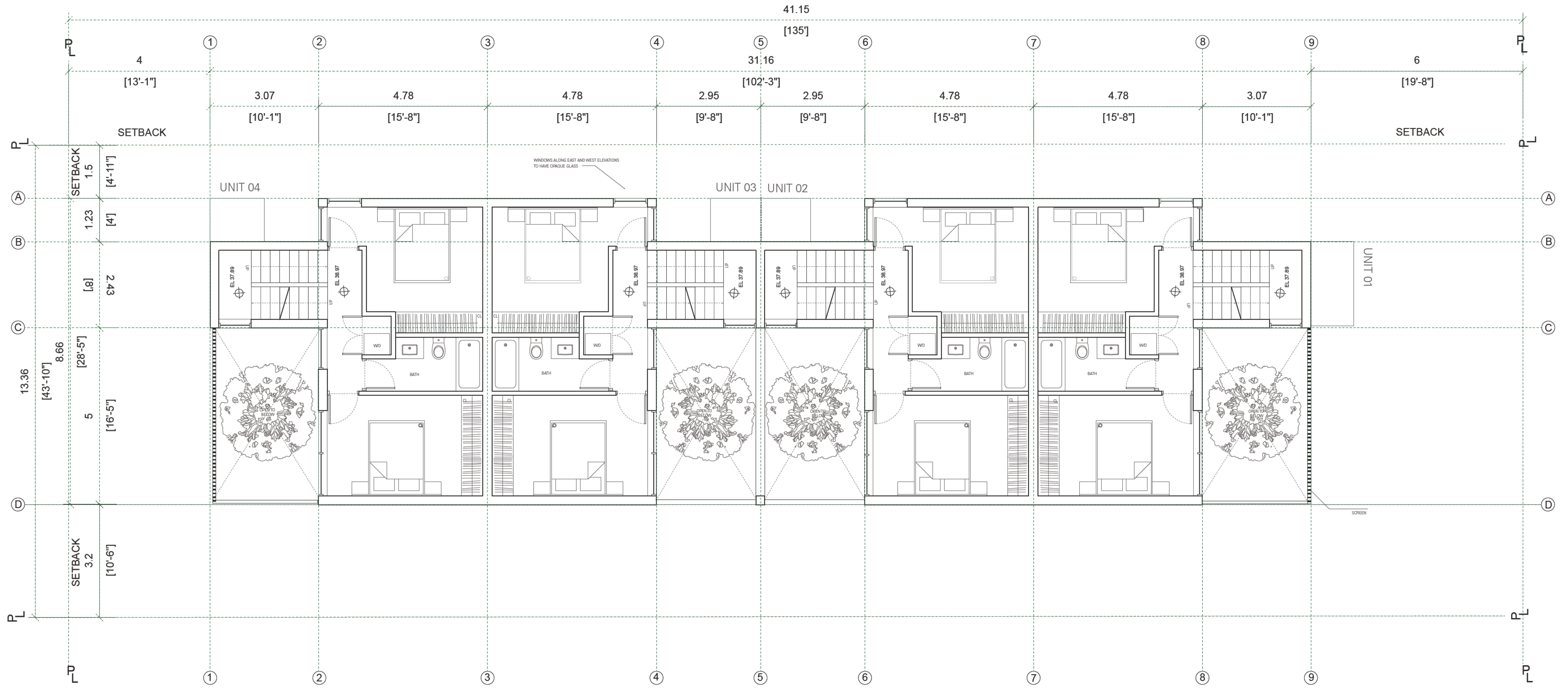
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L1 FLOOR PLAN

A104

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z 1 L2 FLOOR PLAN
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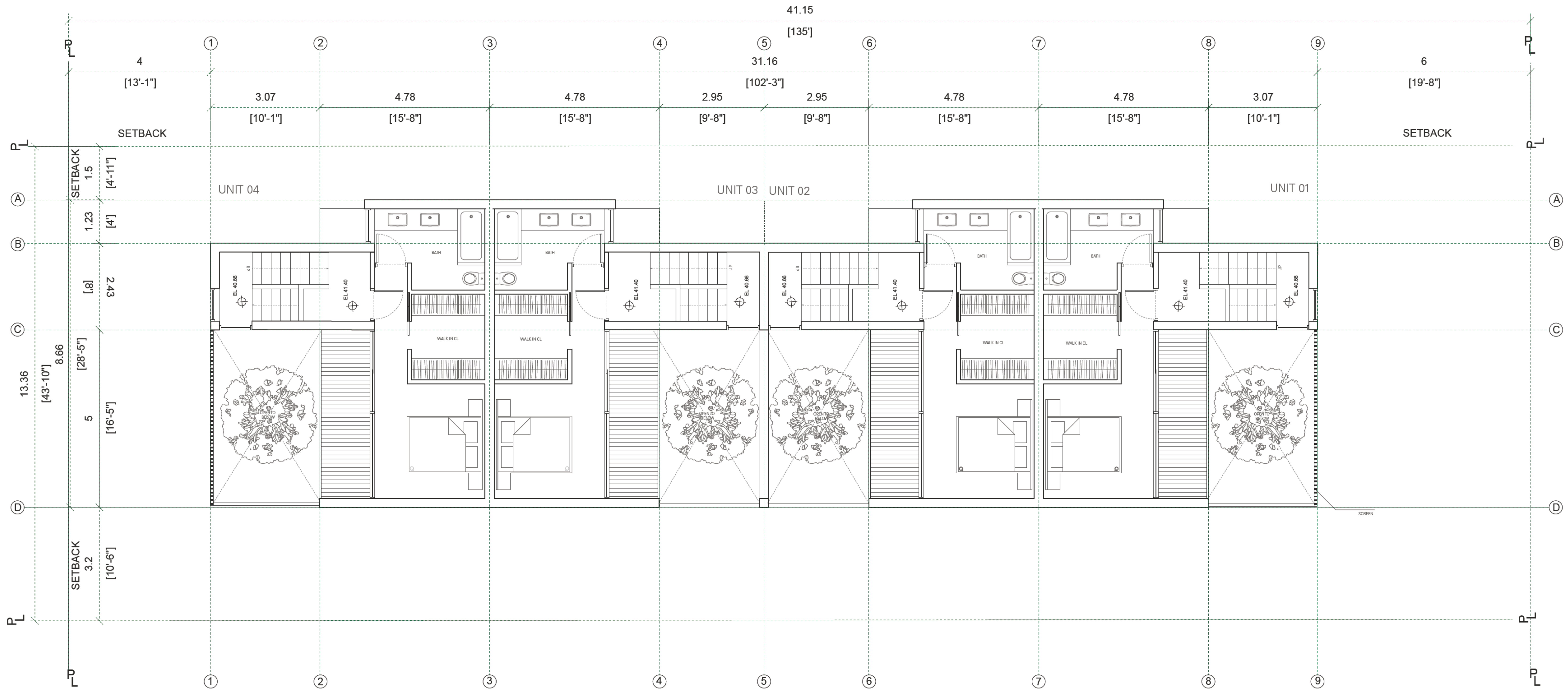
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L2 FLOOR PLAN

A105



z (North Arrow) 1 L3 FLOOR PLAN
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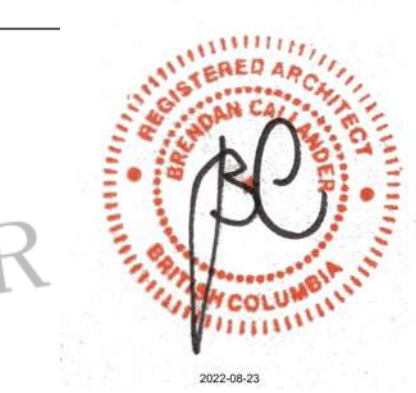
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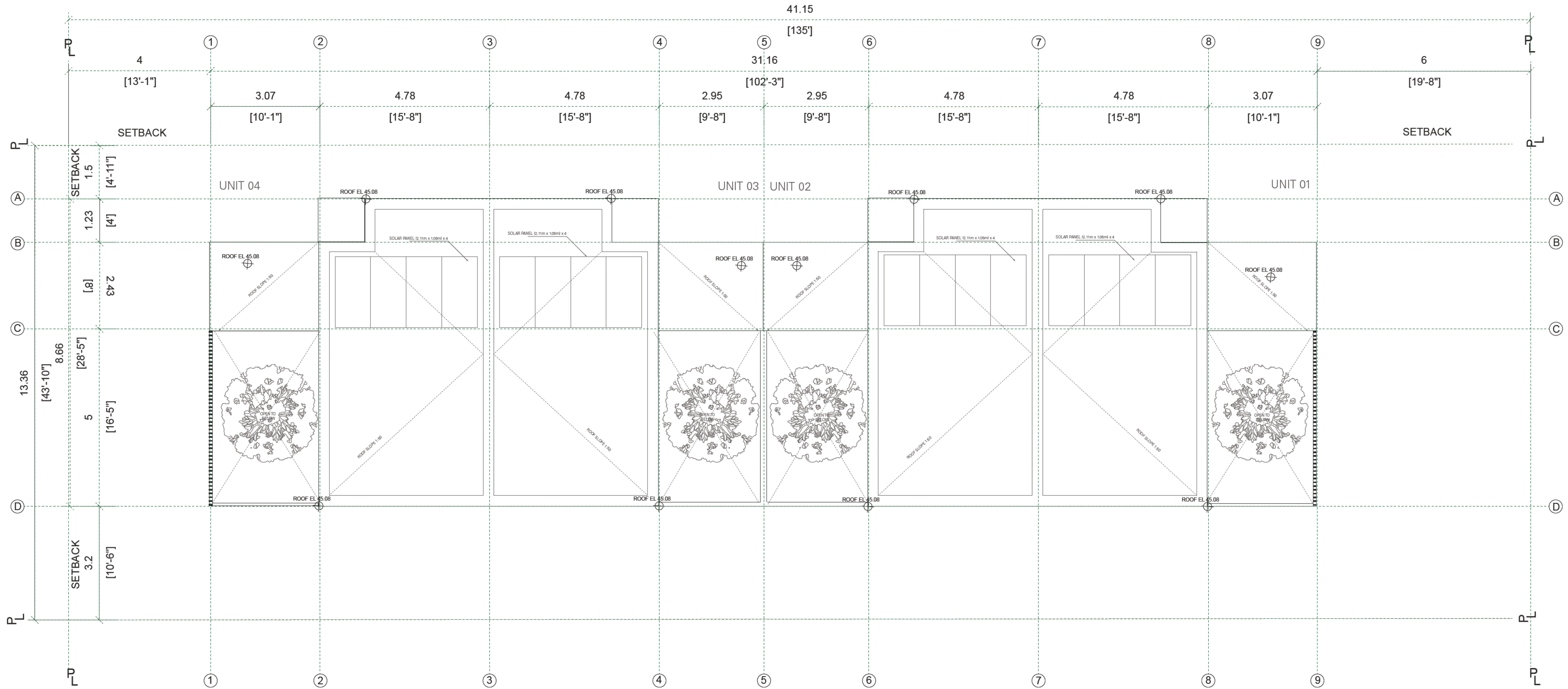
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L3 FLOOR PLAN

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1 ROOF PLAN
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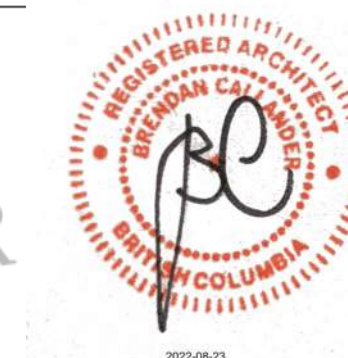
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No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
04	RZ/DP APP. REVISIONS	21.12.20
05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23

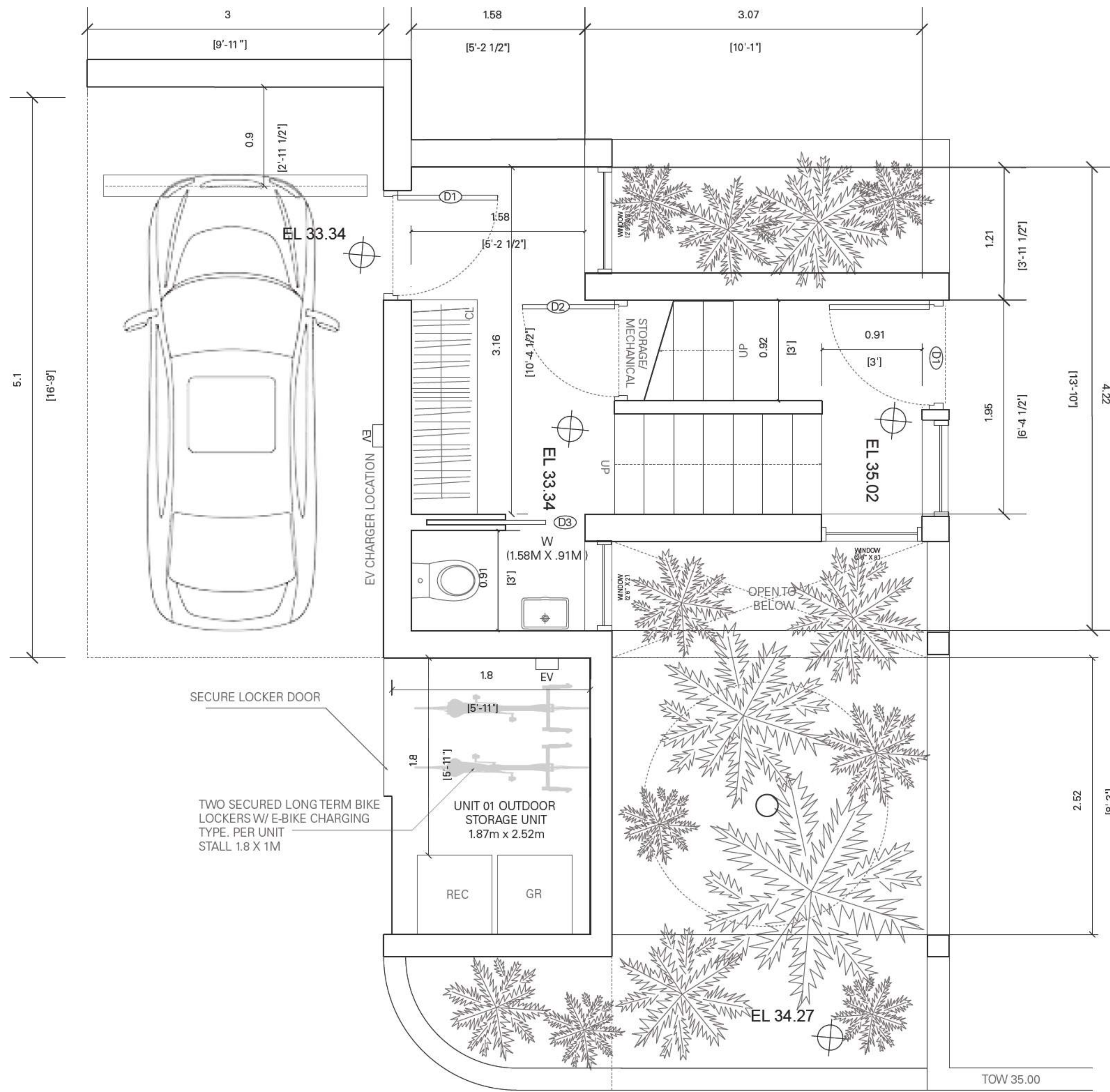
1326 Pandora Avenue

2020-011
1326 Pandora Avenue
Victoria, BC, V8V3R5

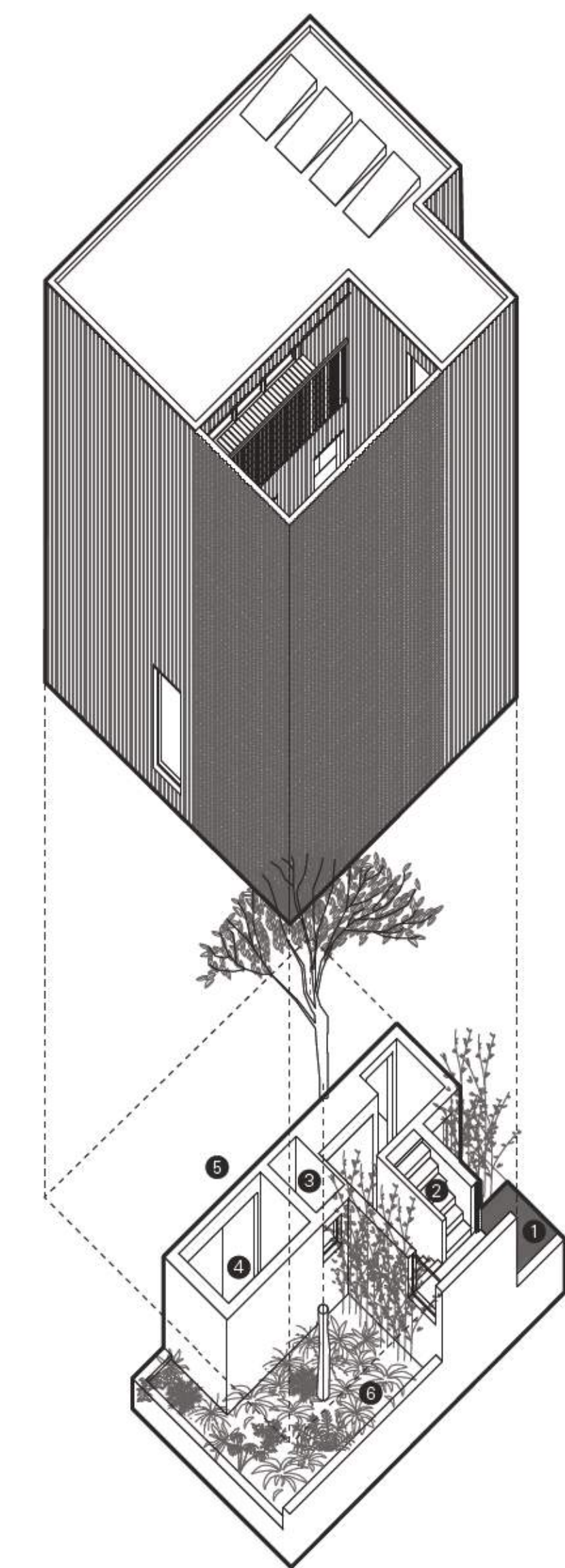


ROOF PLAN

A107



1 L0 TYPICAL UNIT PLAN
1:25

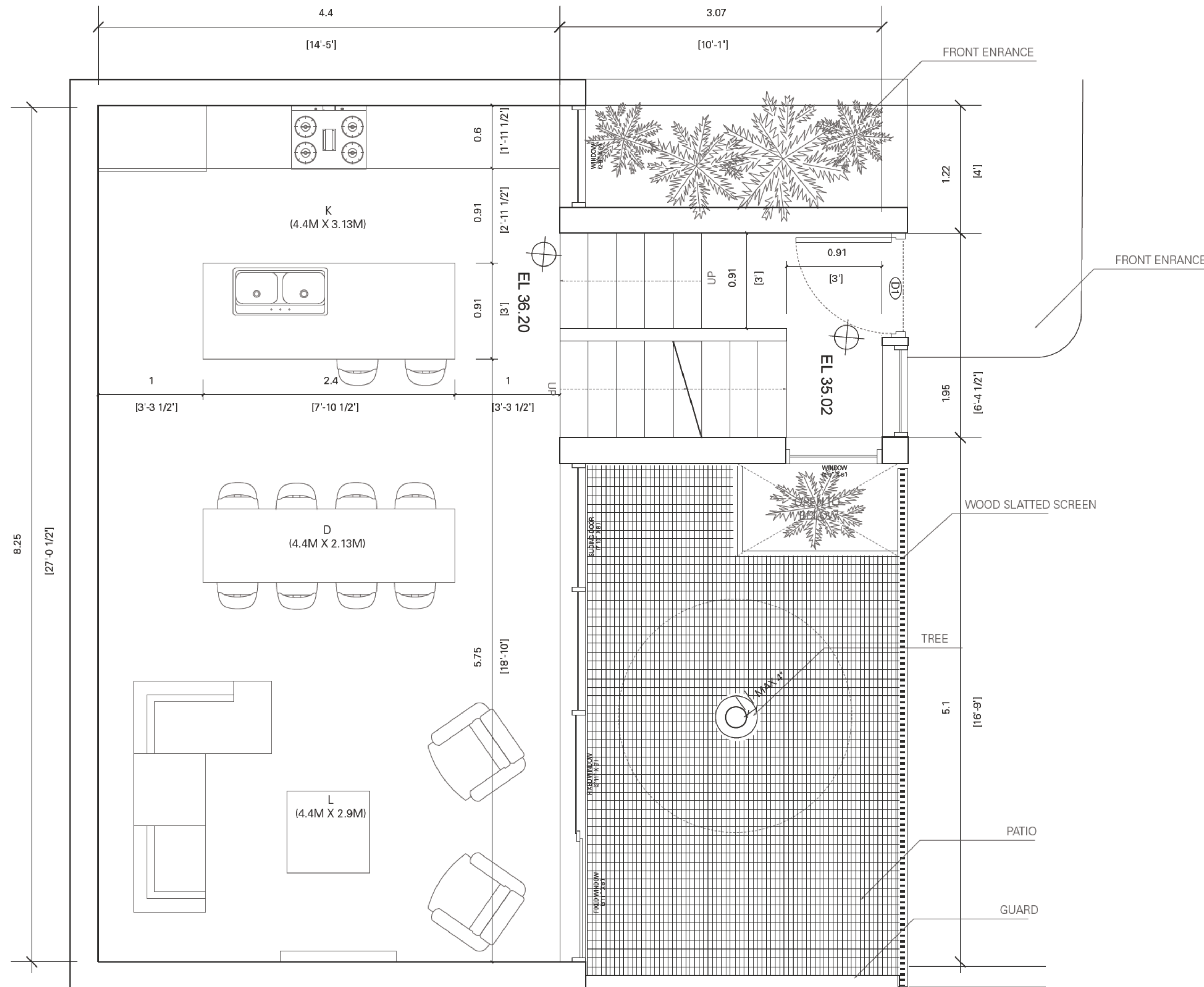


- LEVEL 0
- 01 ENTRY
 - 02 STAIR
 - 03 WASHROOM
 - 04 BIKE/STORAGE/BINS
 - 05 PARKING
 - 06 GARDEN

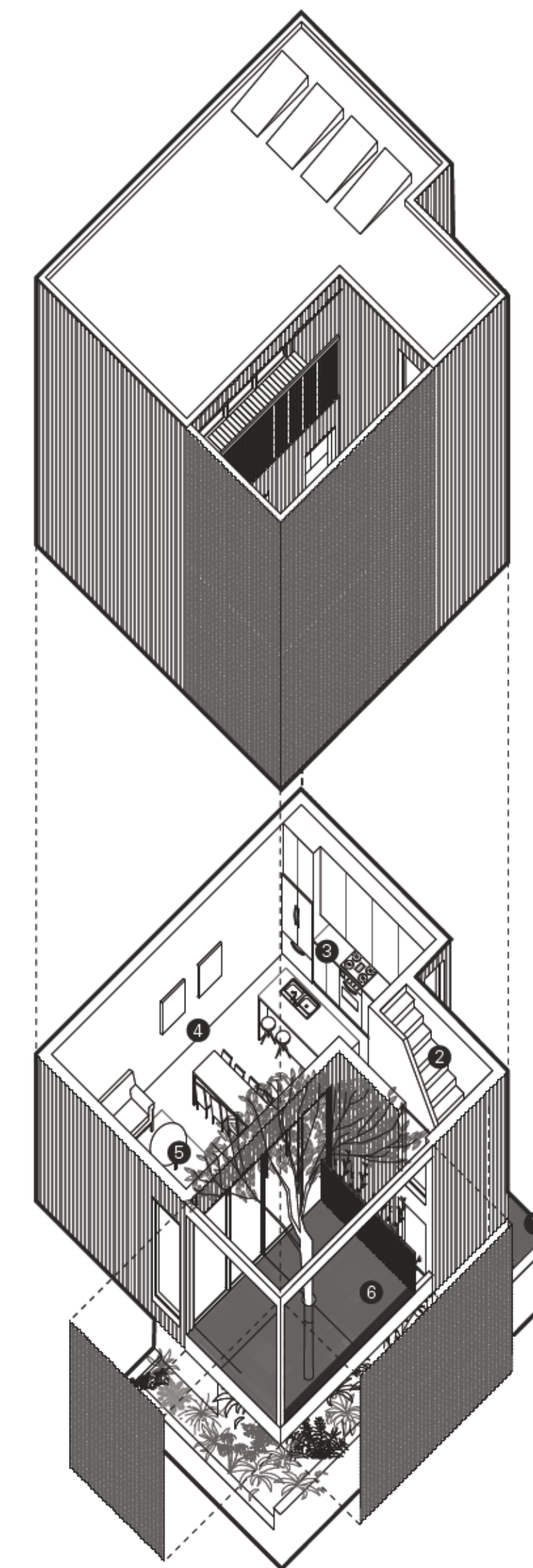
2 L0 AXO DIAGRAM

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP: REVISIONS	21.08.03
04	RZ/DP APP: REVISIONS	21.12.20
05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23





2 L1 TYPICAL UNIT PLAN
1:25

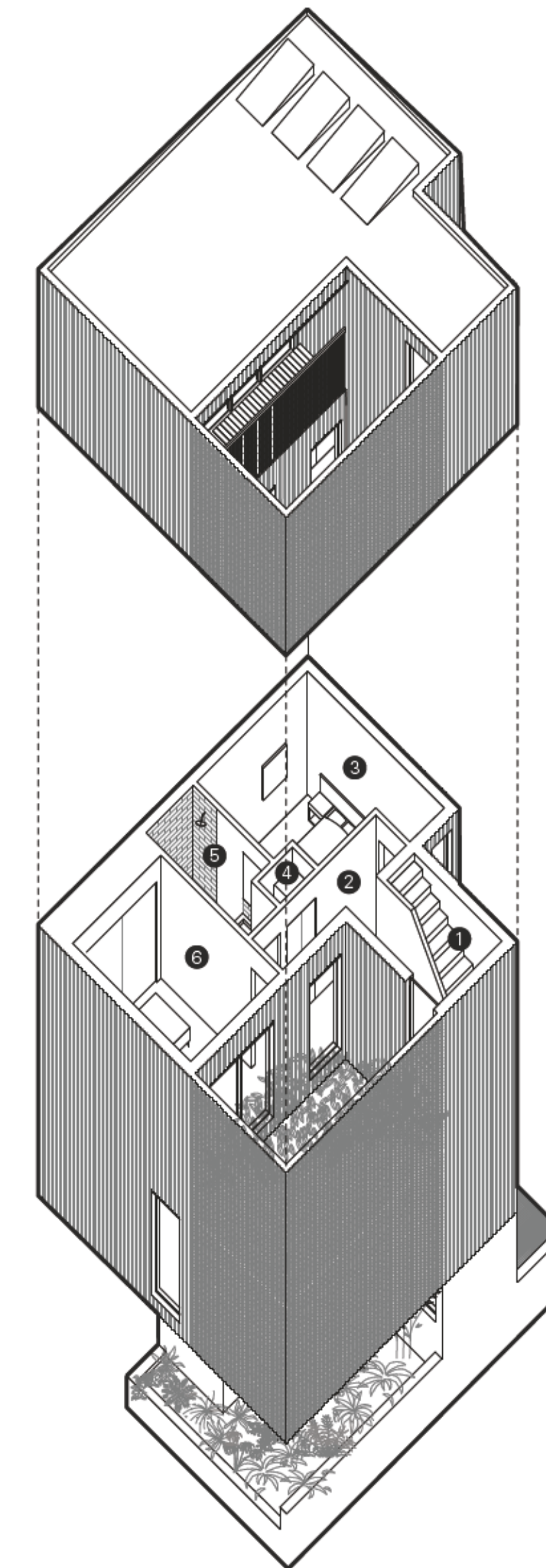
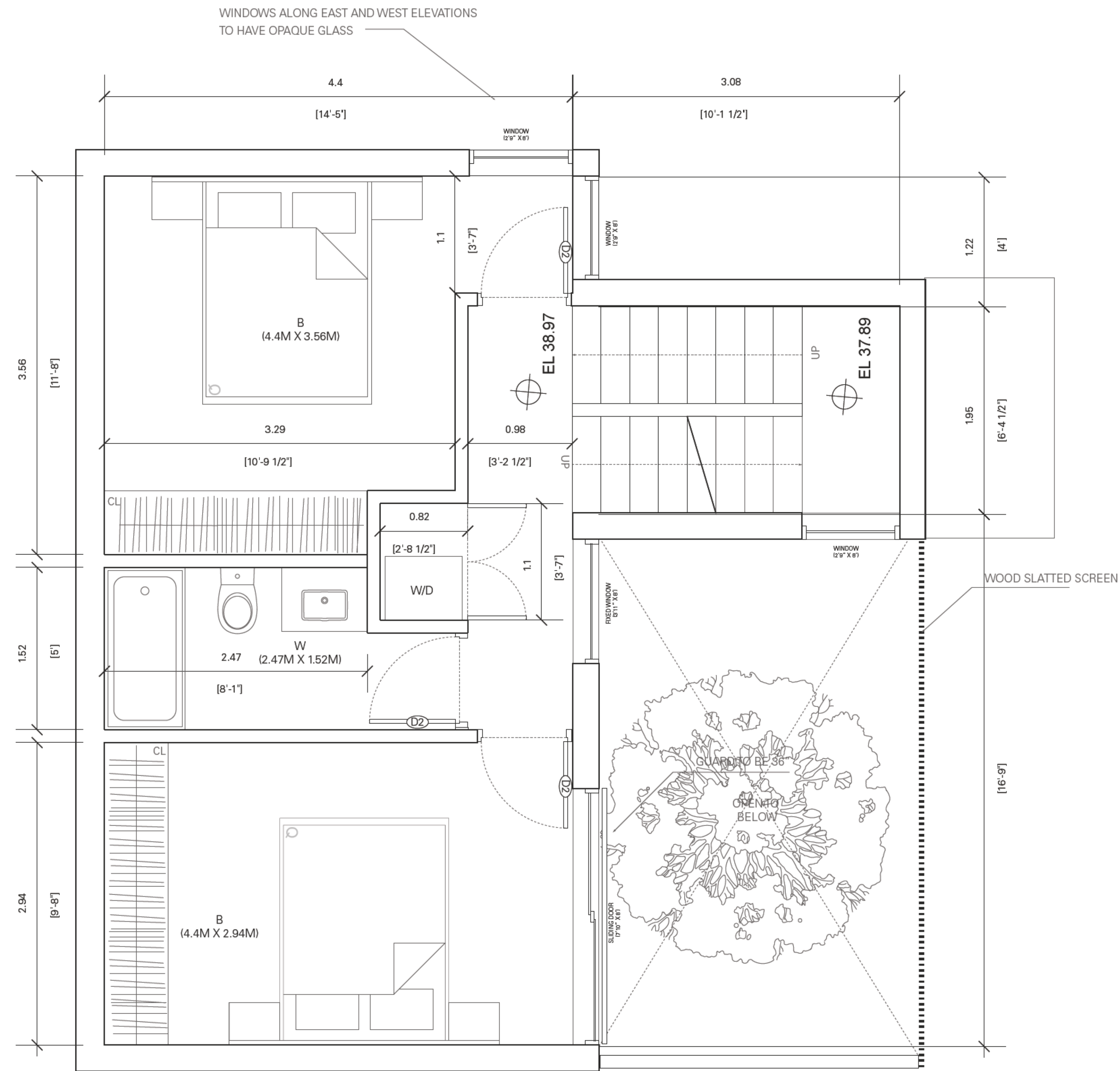


- LEVEL 1
- 01 ENTRY
 - 02 STAIR
 - 03 KITCHEN
 - 04 DINING
 - 05 LIVING
 - 06 GARDEN PATIO

2 L1 AXO DIAGRAM

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
04	RZ/DP APP. REVISIONS	21.12.20
05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23



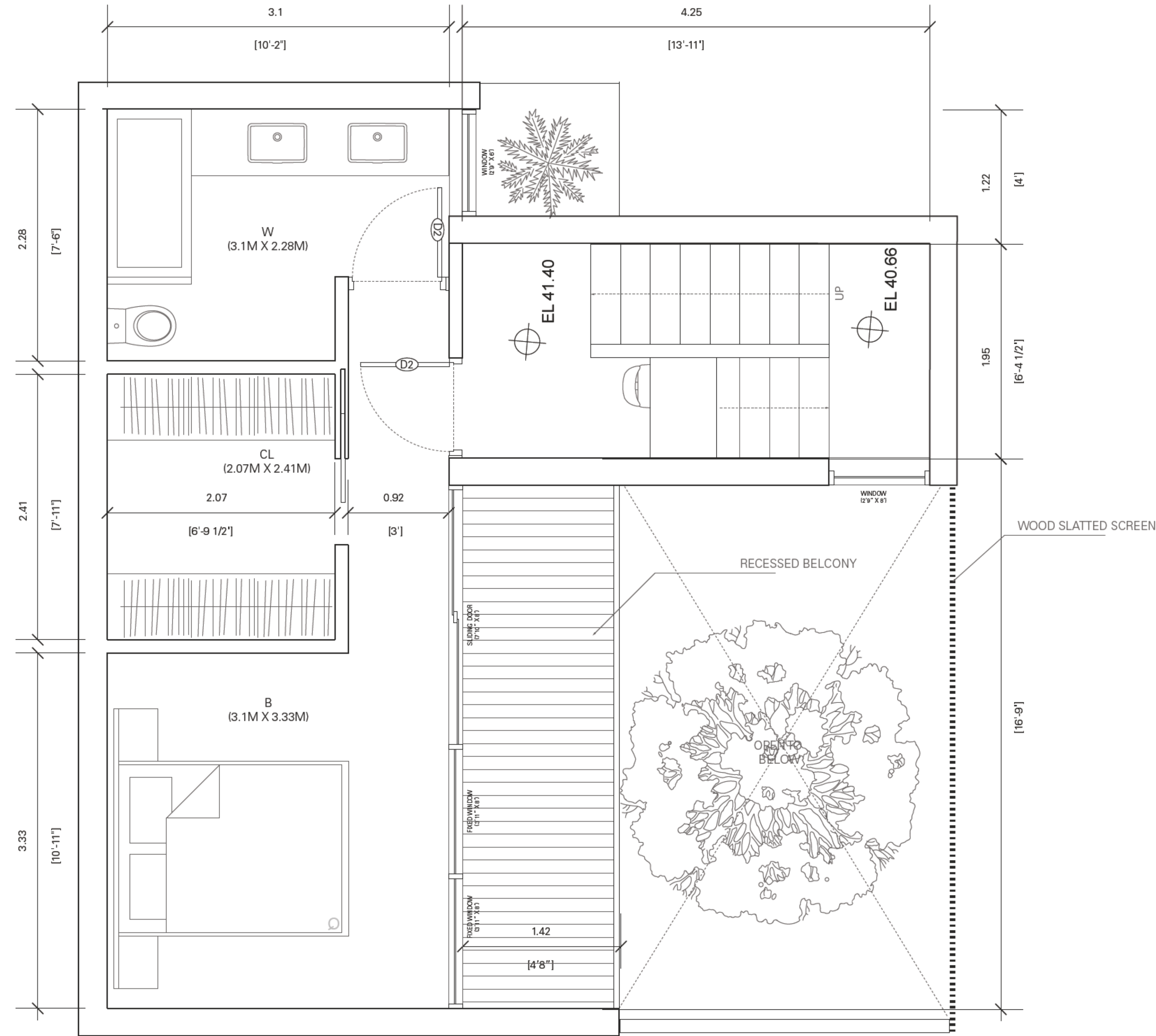


- LEVEL 2
- 01 STAIR
 - 02 HALL
 - 03 BEDROOM
 - 04 LAUNDRY
 - 05 WASHROOM
 - 06 BEDROOM

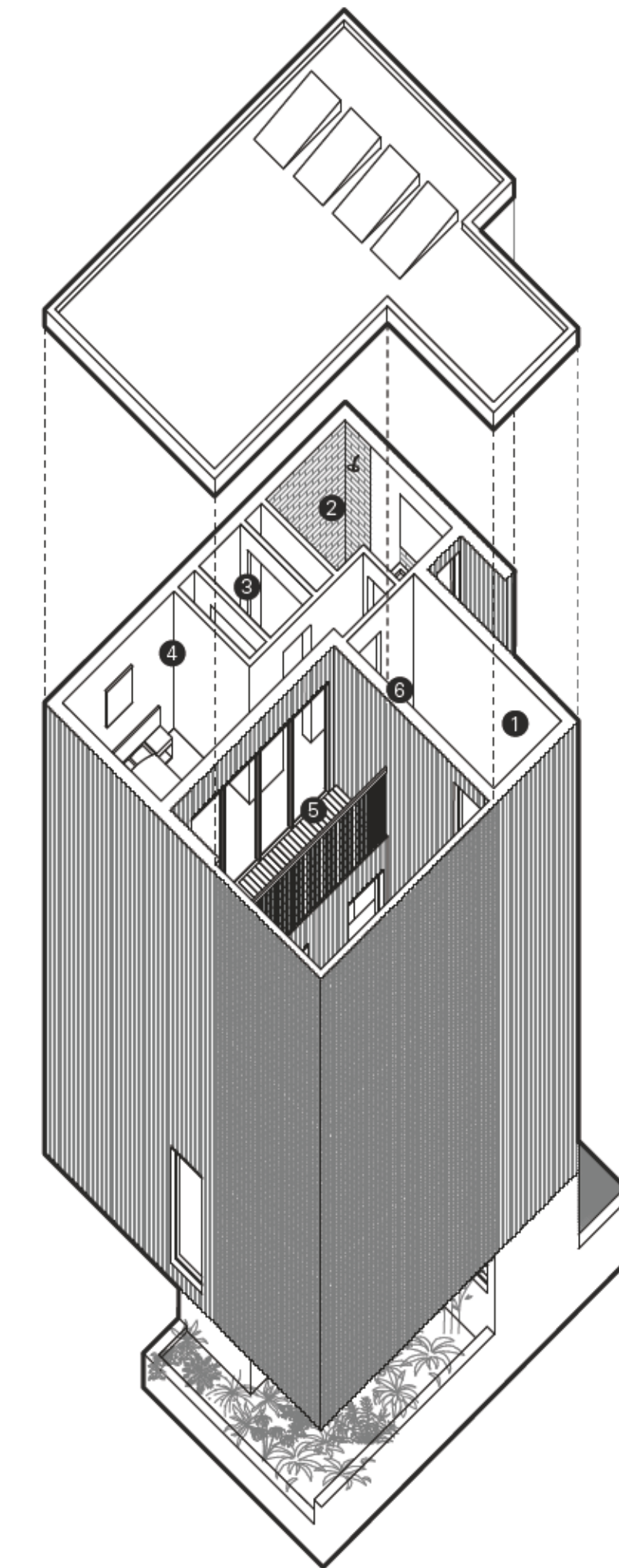
1 L2 TYPICAL UNIT PLAN
1:50

2 L2 AXO DIAGRAM

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
04	RZ/DP APP. REVISIONS	21.12.20
05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23



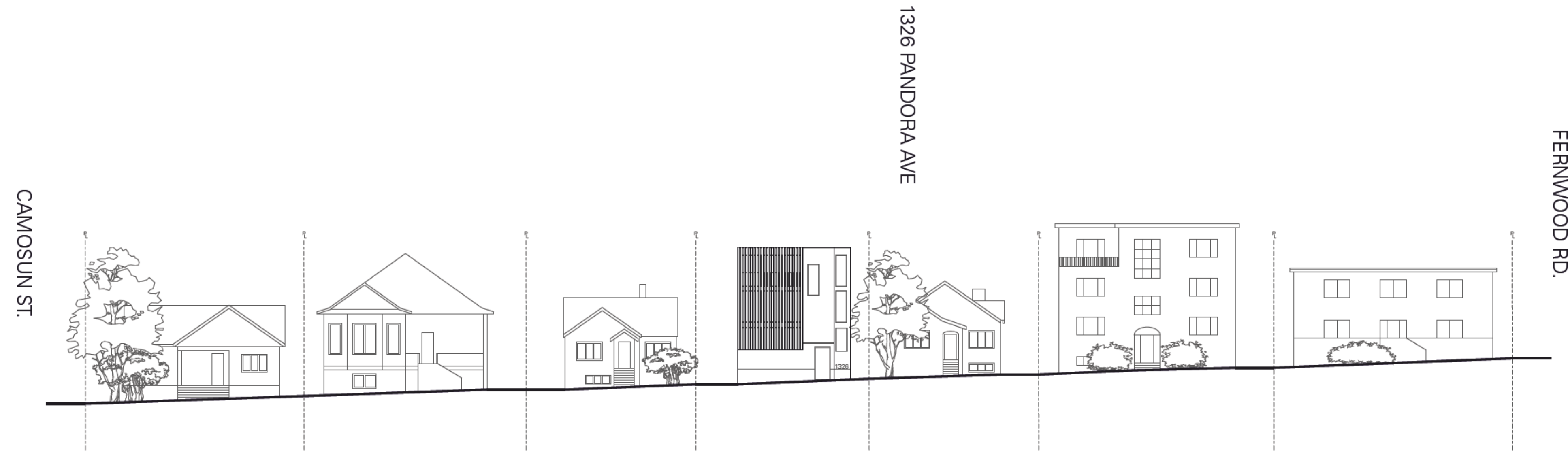
2 L3 TYPICAL UNIT PLAN
1:50



- LEVEL 3
- 01 STAIR
 - 02 ENSUITE
 - 03 WALK-IN CLOSET
 - 04 BEDROOM
 - 05 ENCLOSED BALCONY
 - 06 STUDY

2 L3 AXO DIAGRAM

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP: REVISIONS	21.08.03
04	RZ/DP APP: REVISIONS	21.12.20
05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23

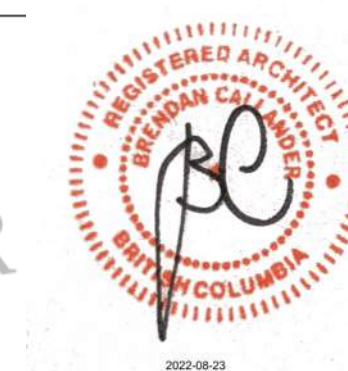


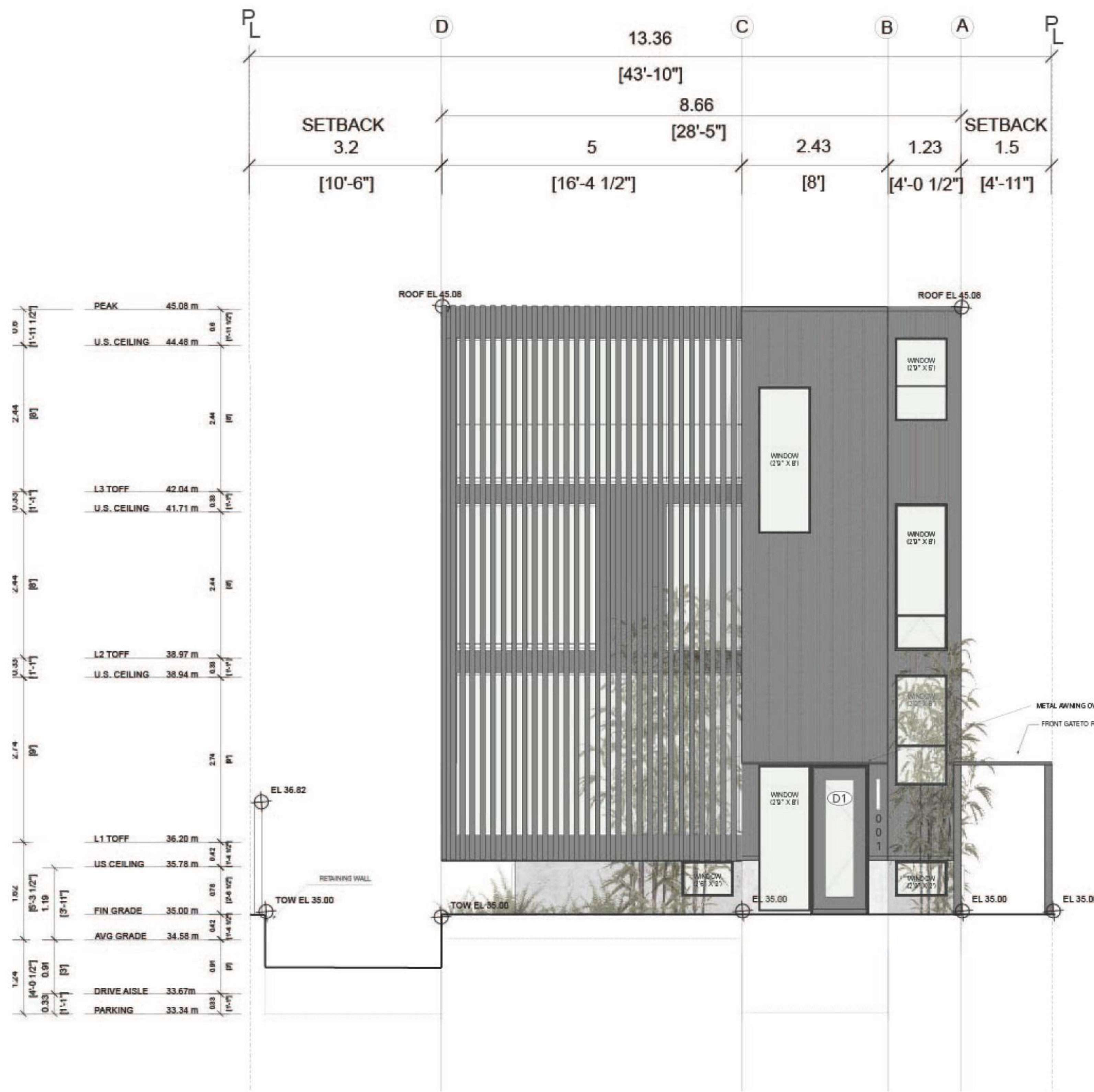
1 PANDORA STREET ELEVATION LOOKING NORTH
1:200



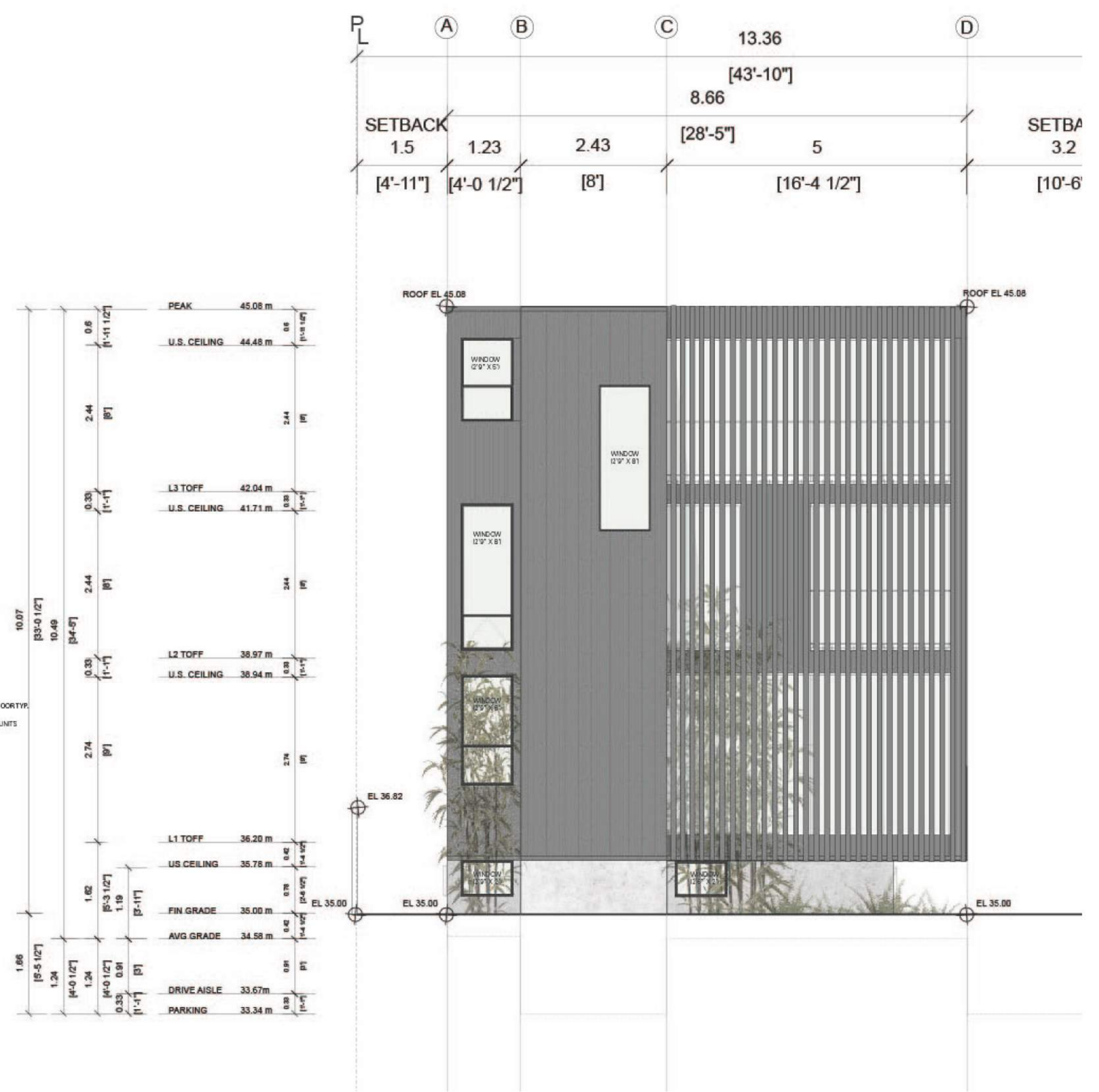
2 PANDORA STREET ELEVATION LOOKING SOUTH
1:200

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP: REVISIONS	21.08.03
04	RZ/DP APP: REVISIONS	21.12.20
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06	RZ/DP APPLICATION	22.08.23





2 SOUTH ELEVATION
1:50



2 NORTH ELEVATION
1:50

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
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06	RZ/DP APPLICATION	22.08.23



2 WEST ELEVATION
1:50

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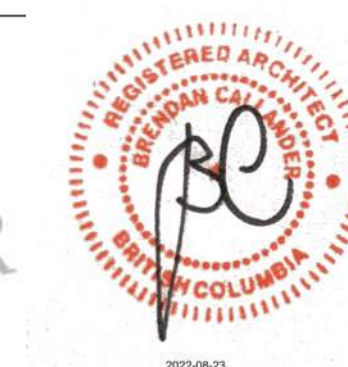
We acknowledge with respect and thank the Lekwungen
People, also known as the Songhees and Esquimalt First
Nations communities, whose historical relationships with the
land continue to this day and on whose traditional territory
this project is located.

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1326 Pandora Avenue

2020-011
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SECTION ELEVATIONS

A202

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1 EAST ELEVATION
1:50

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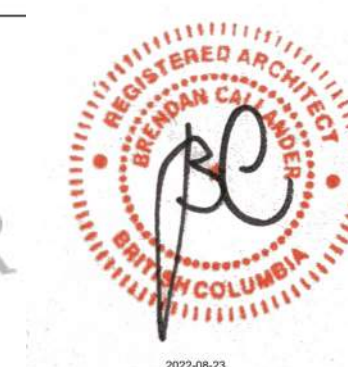
September

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No.	Description	Date
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1326 Pandora Avenue

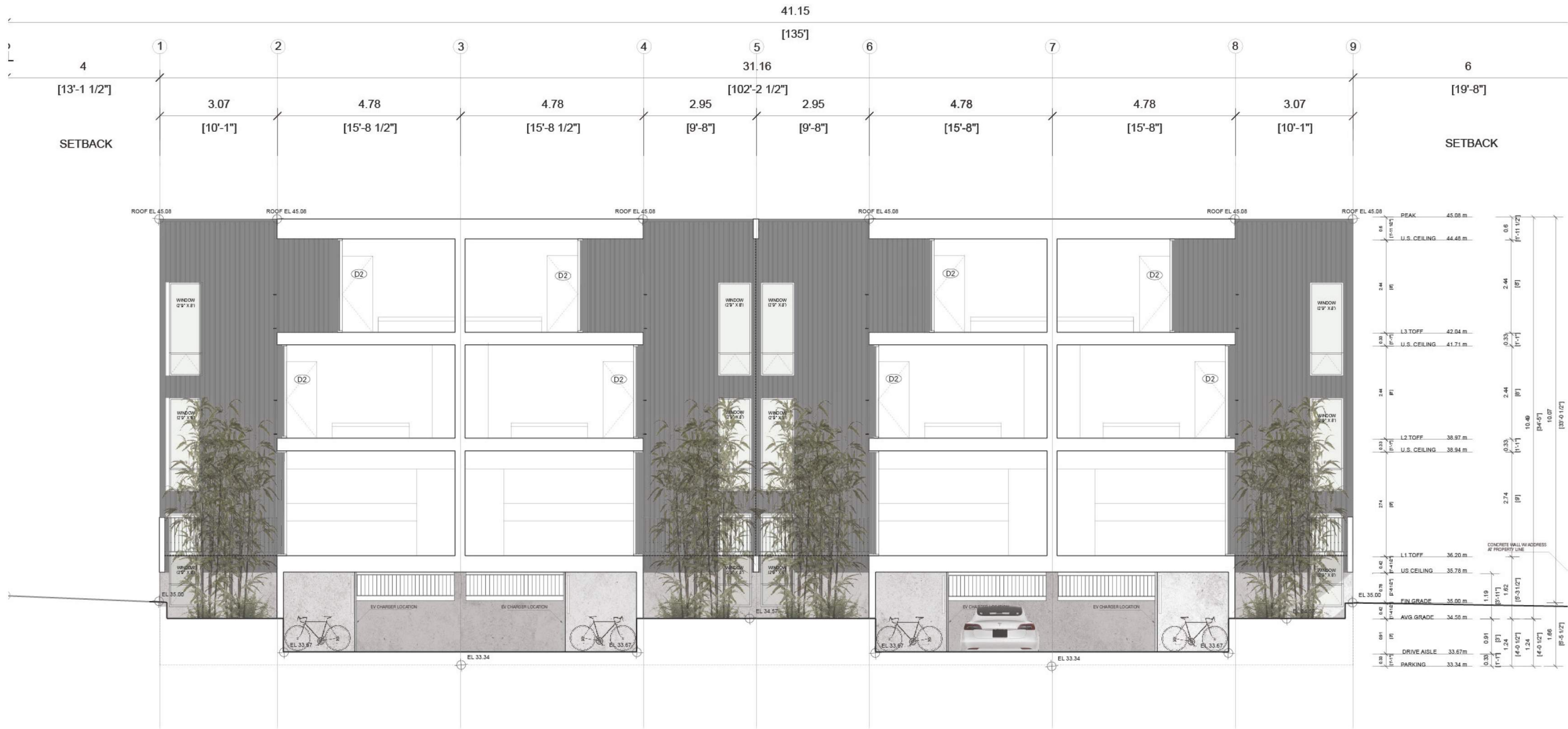
2020-011
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Victoria, BC, V8V3R5



SECTION ELEVATIONS

A203

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1 SECTION AA
1:50

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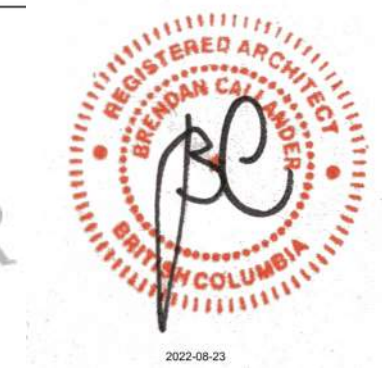
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1326 Pandora Avenue

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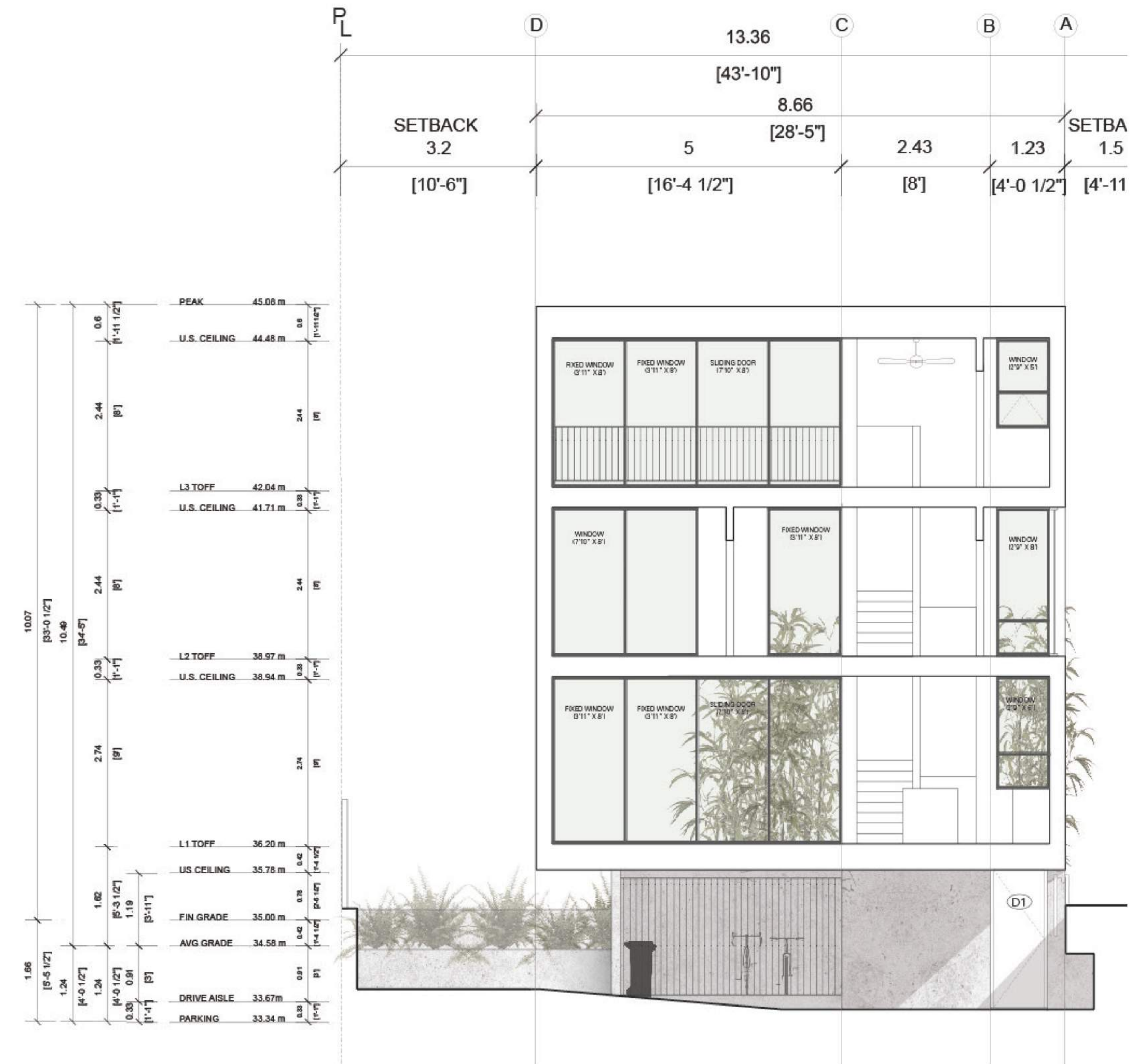
SECTION A300

A300

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1 SECTION BB
1:50



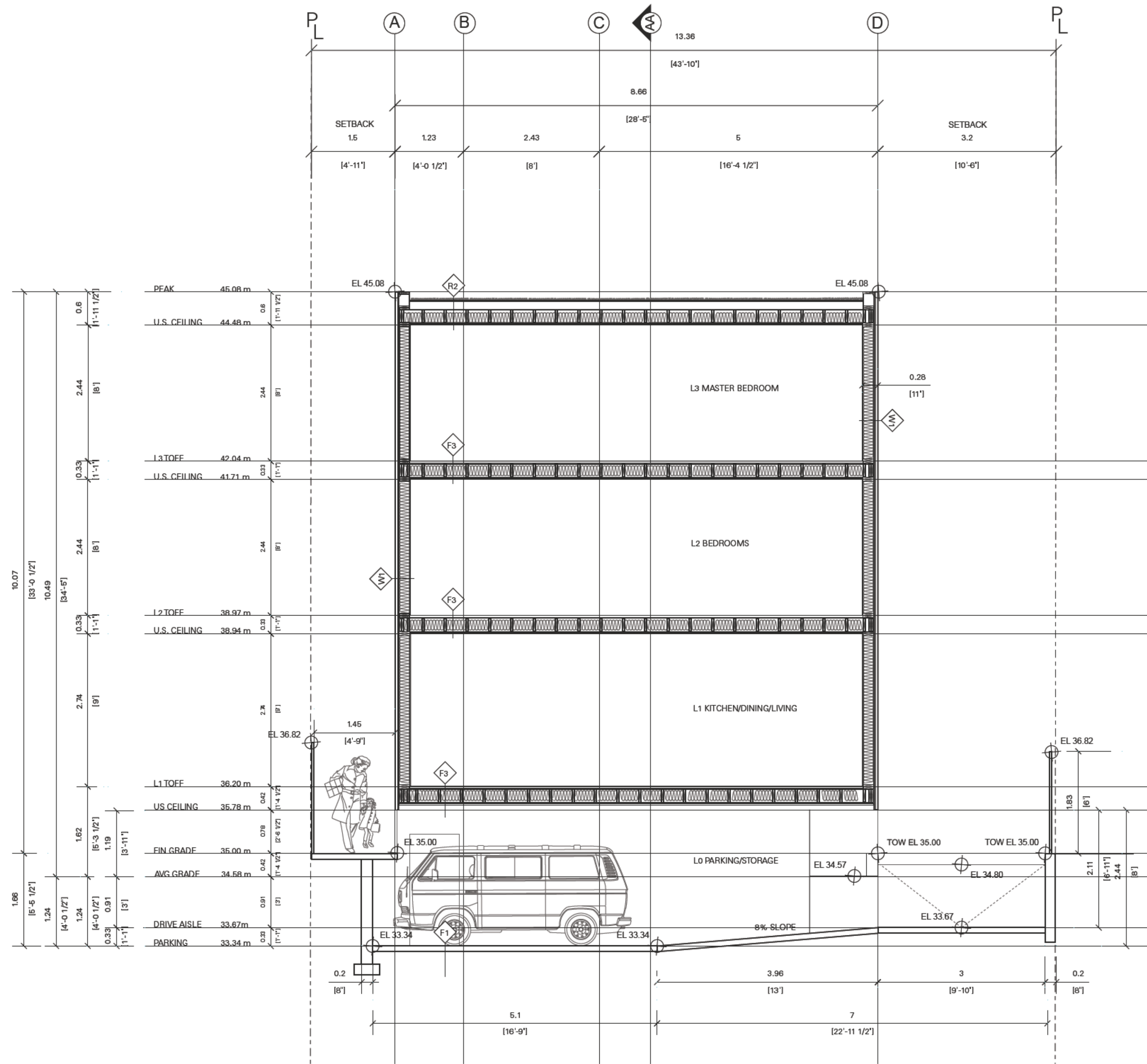
2 SECTION CC
1:50

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
04	RZ/DP APP. REVISIONS	21.12.20
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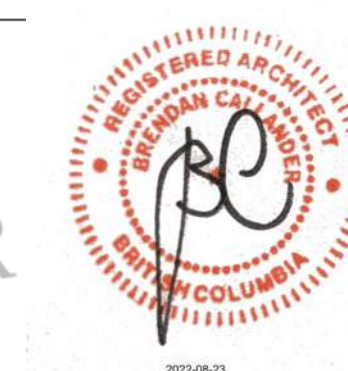
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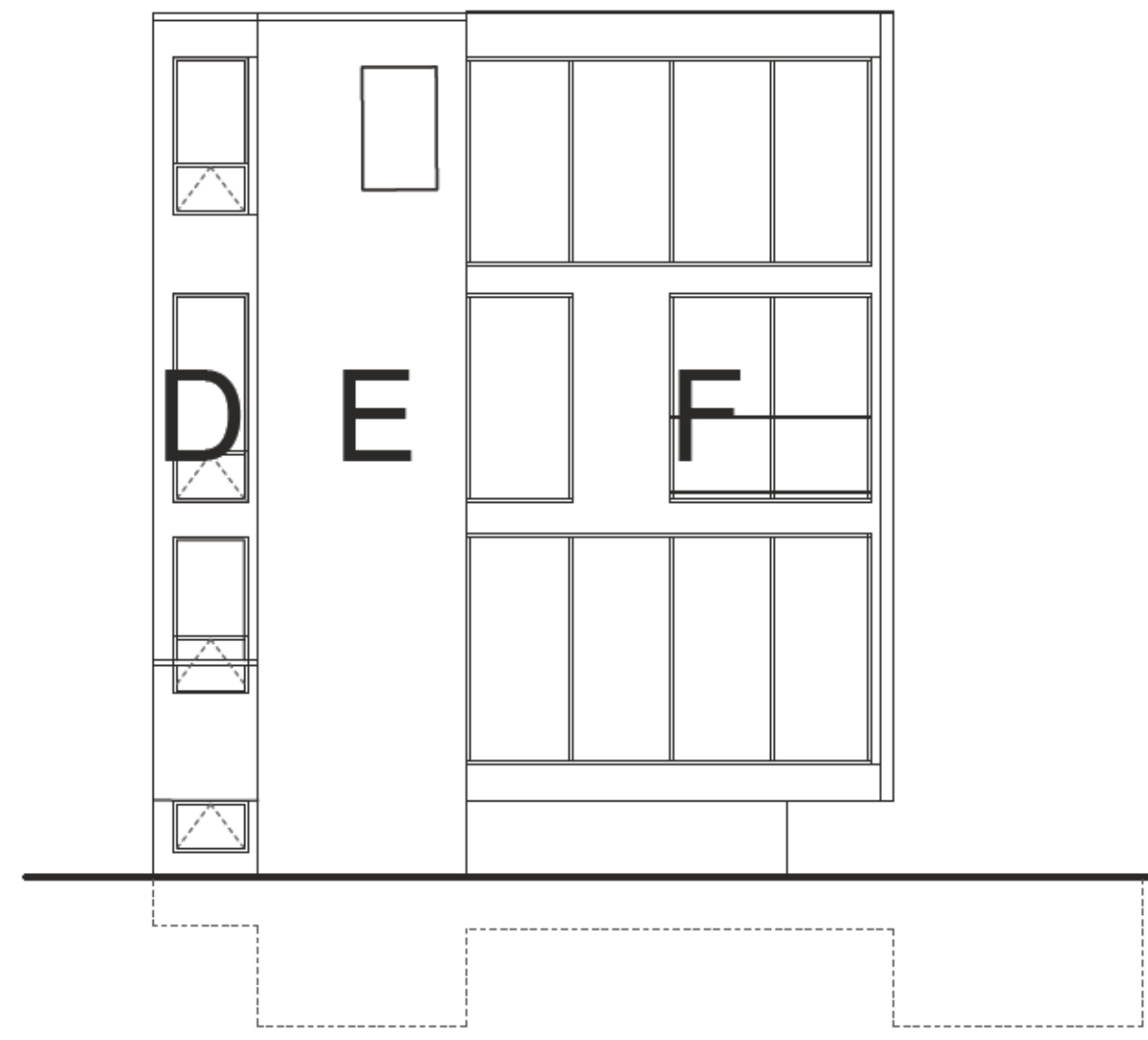
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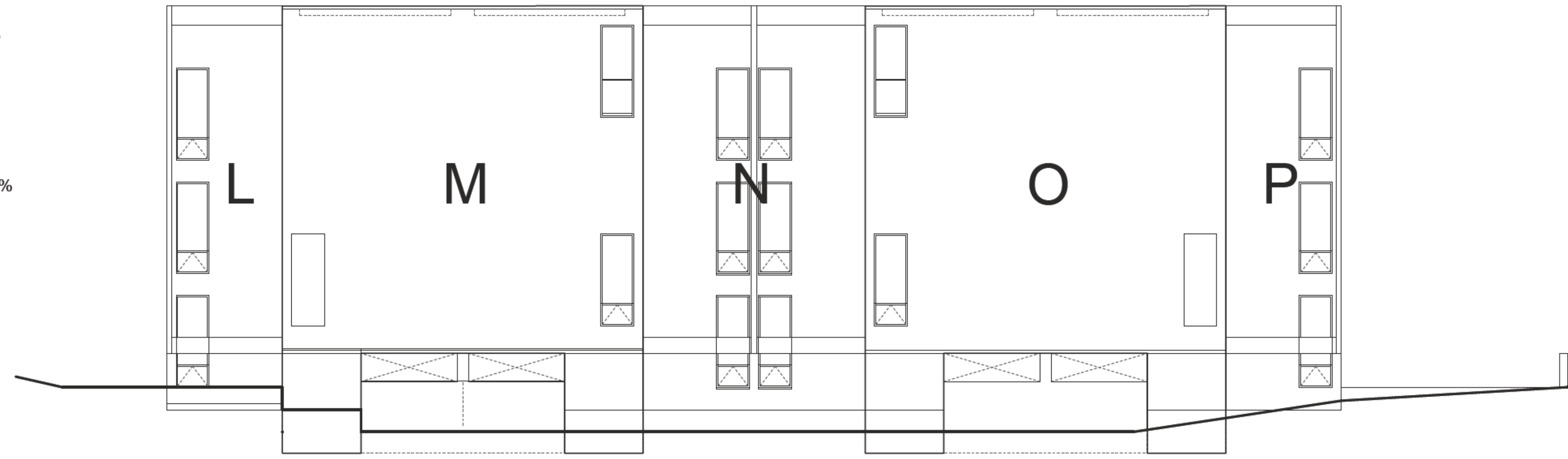
1 SECTION DETAIL
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No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
04	RZ/DP APP. REVISIONS	21.12.20
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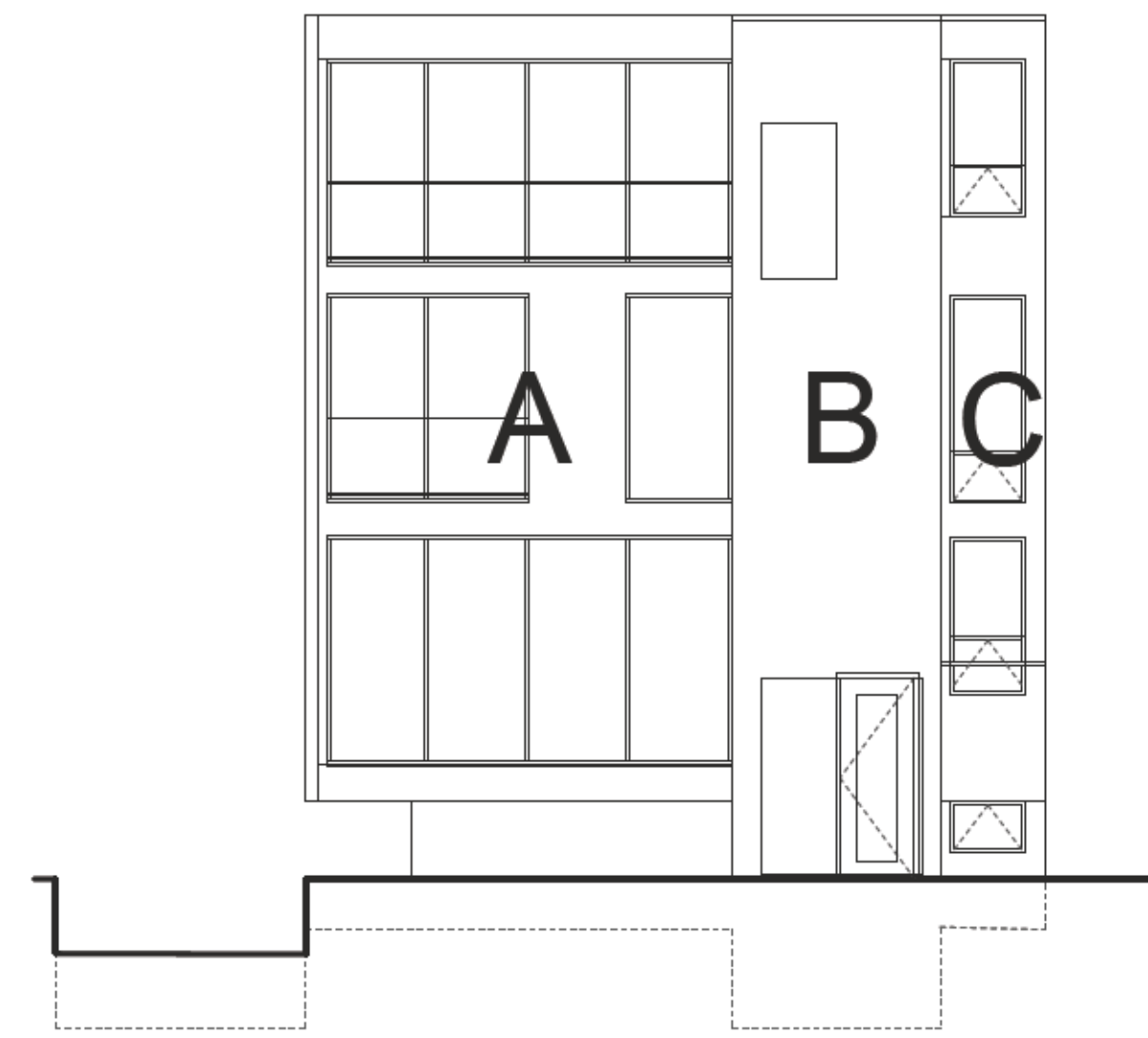




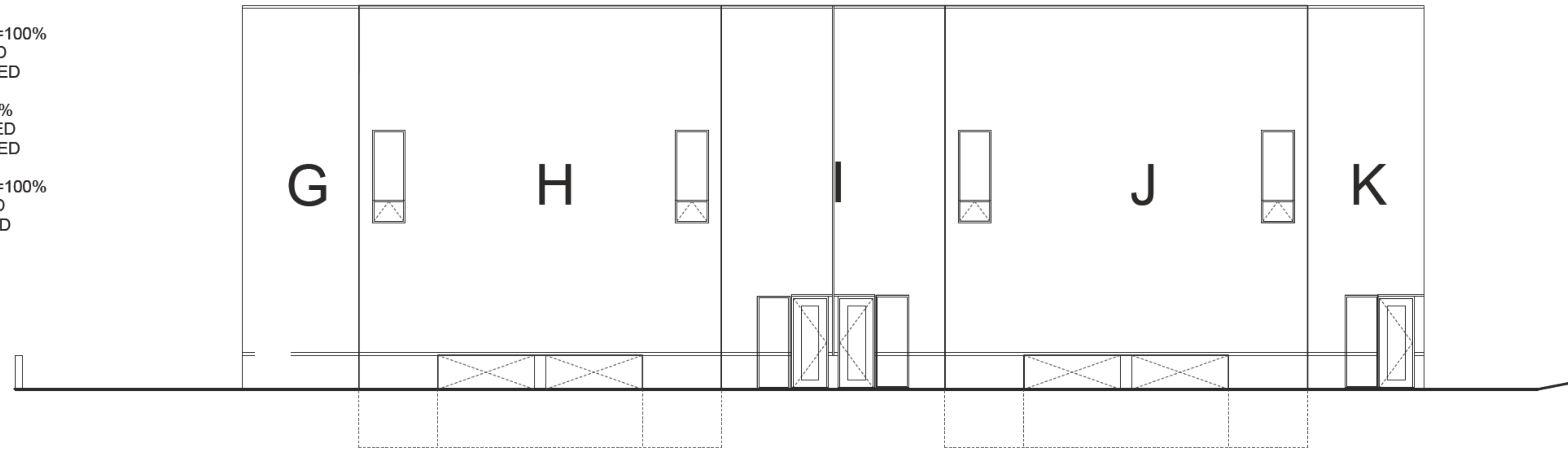
NORTH EL.
 D) 7.07M/12.3 SQM= 88%
 10.8 SQM ALLOWED
 5.8 SQM PROPOSED)
 E) 4M/24.7 SQM=39%
 9.63 SQM ALLOWED
 2.12 SQM PROPOSED
 F) 7.07M/46.1 SQM= 82.1%
 37.8 SQM ALLOWED
 33.1 SQM PROPOSED



WEST EL.
 L) 8.2M/32.9 SQM= %100
 32.9 SQM ALLOWED
 6.3 SQM PROPOSED
 M) 3.2/99.2 SQM= %14.5
 14.39 SQM ALLOWED
 6.3 SQM PROPOSED
 N) 8.2M/63.2 SQM= % 89.12
 56.33 SQM ALLOWED
 12.6 SQM PROPOSED
 O) 3.2/99.2 SQM= %14.5
 14.39 SQM ALLOWED
 6.3 SQM PROPOSED
 P) 8.2M/32.9 SQM= %100
 32.9 SQM ALLOWED
 6.3 SQM PROPOSED

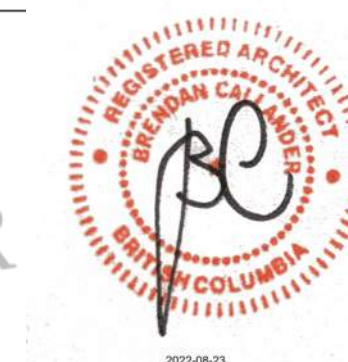


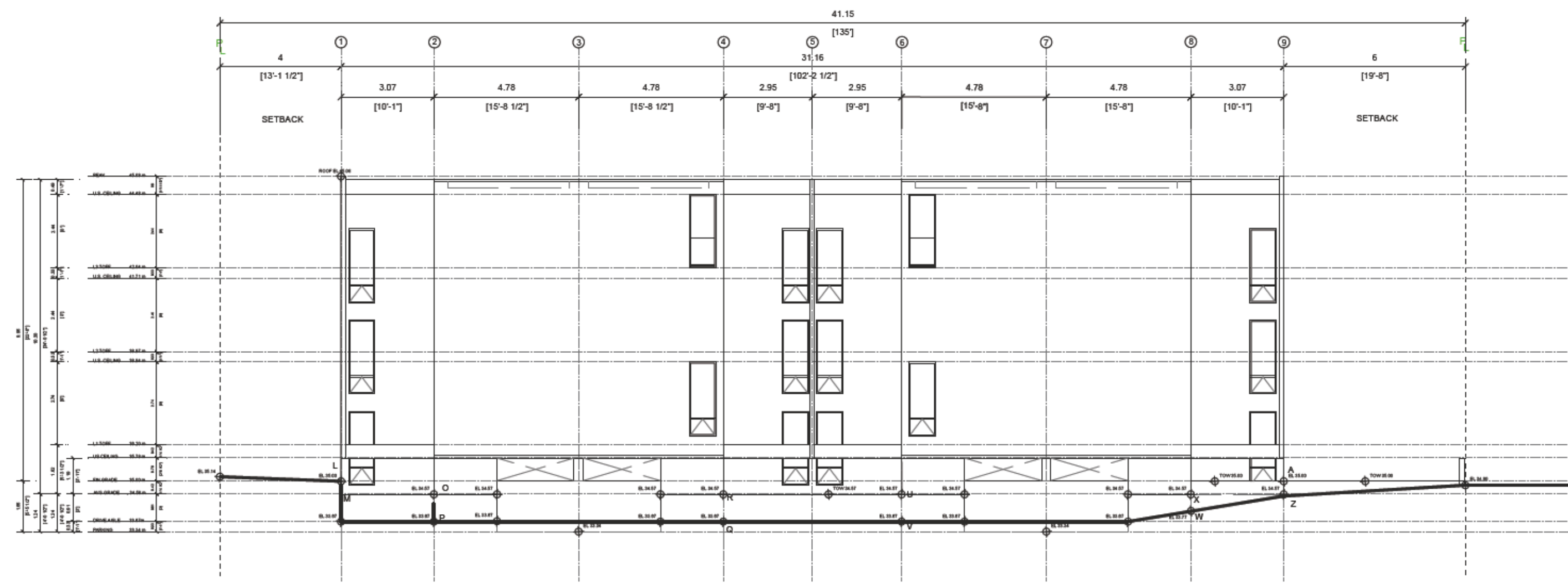
SOUTH EL.
 A) 9.07M/46.1 SQM=100%
 46.1 SQM ALLOWED
 33.1 SQM PROPOSED
 B) 6M/24.7 SQM=88%
 21.73 SQM ALLOWED
 6.87 SQM PROPOSED
 C) 9.07M/12.3 SQM=100%
 12.3 SQM ALLOWED
 5.8 SQM PROPOSED



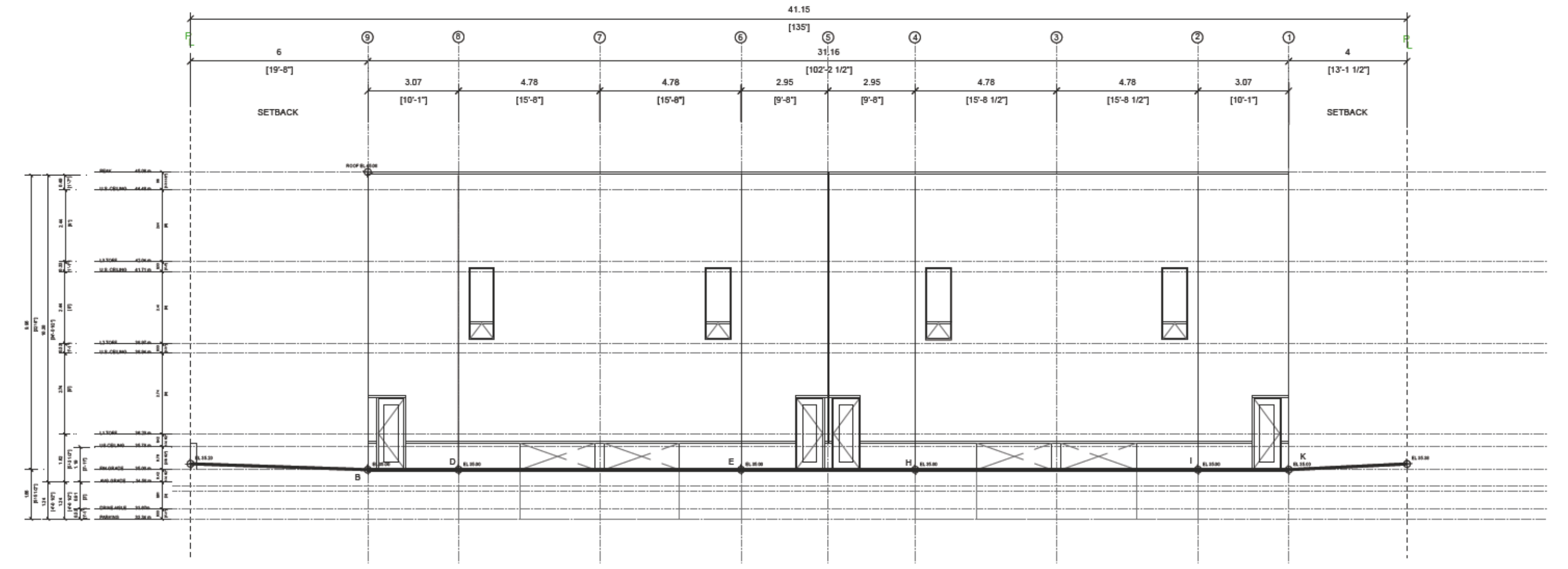
EAST EL.
 G) 2.73M/31.0 SQM= 21.54%
 6.68 SQM ALLOWED
 0 SQM PROPOSED
 H) 1.5M/91.9 SQM=8%
 7.35 SQM ALLOWED
 4.2 SQM PROPOSED
 I) 2.73M/59.6 SQM=15.75%
 9.39 SQM ALLOWED
 4.4 SQM PROPOSED
 J) 1.5M/91.9 SQM=8%
 7.35 SQM ALLOWED
 4.2 SQM PROPOSED
 K) 2.73M/31.0 SQM= 21.54%
 6.68 SQM ALLOWED
 2.2 SQM PROPOSED

No.	Description	Date
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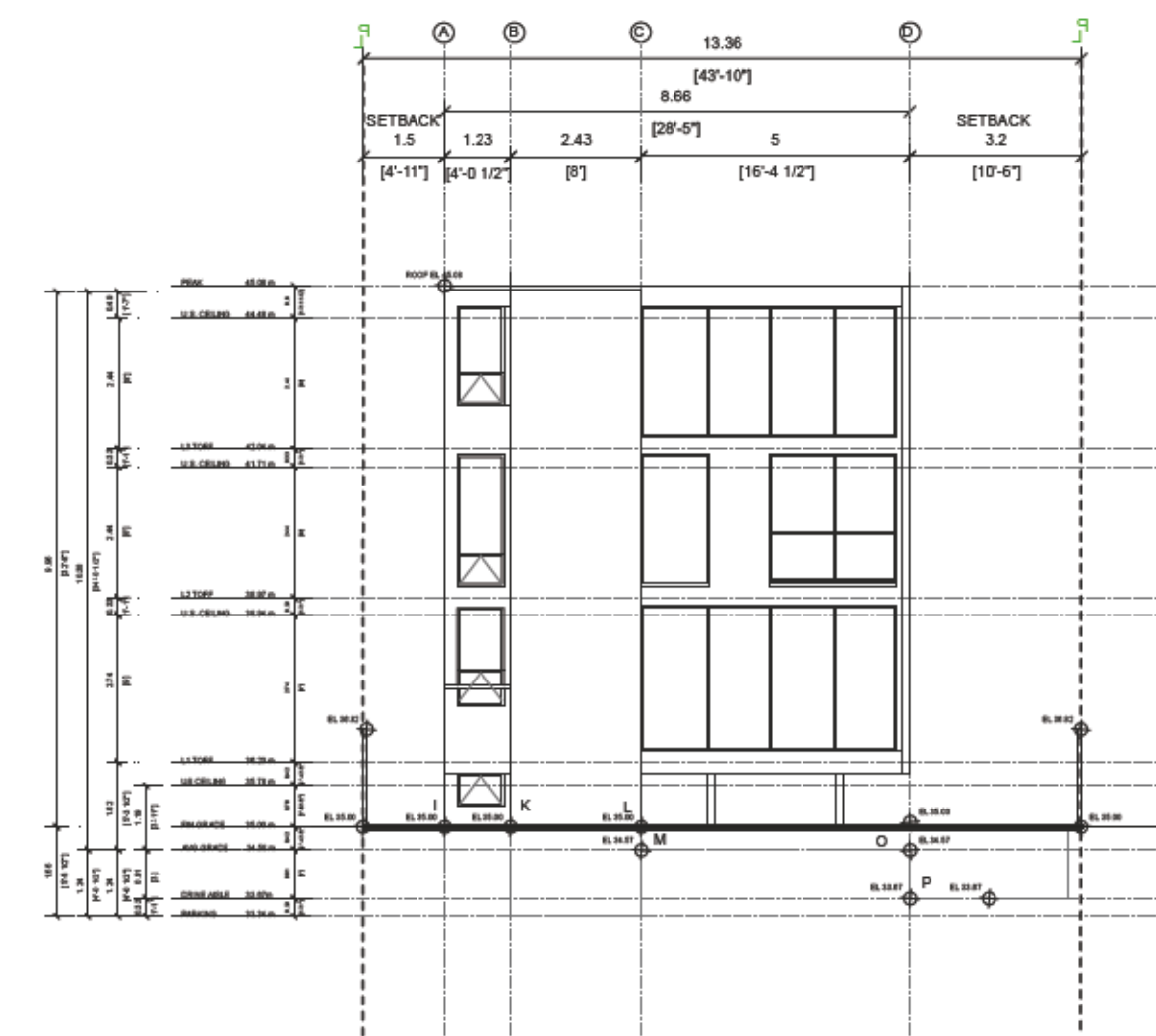
WEST EL.



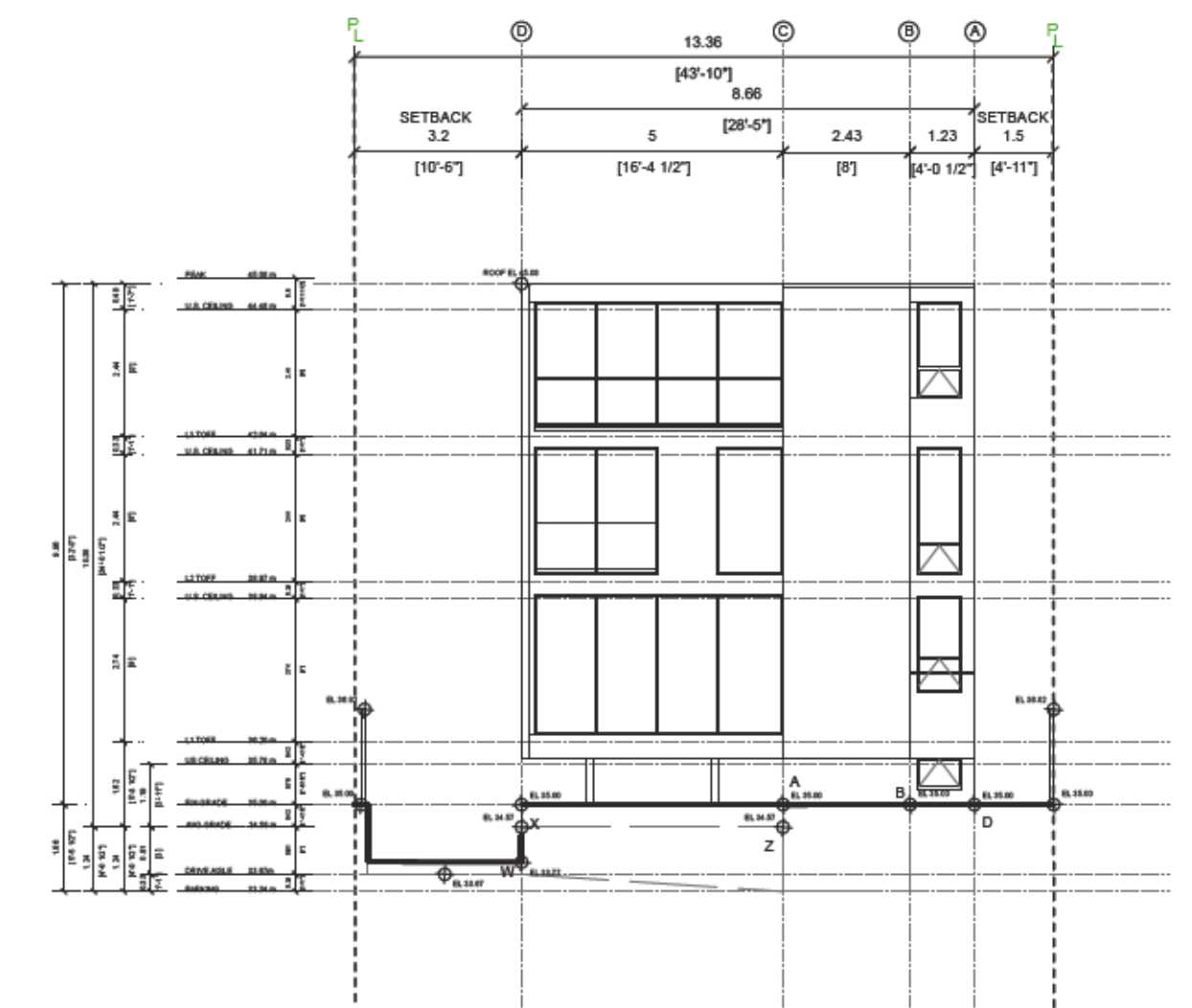
EAST EL.

ELEVATIONS	DISTANCES	CALCULATION	AVG		
A	35	A TO B	2.34	81.90	35.00
B	35	B TO C	3.07	107.45	35.00
C	35	C TO D	1.23	43.05	35.00
D	35	D TO E	9.56	334.60	35.00
E	35	E TO F	1.22	42.70	35.00
F	35	F TO G	5.89	206.15	35.00
G	35	G TO H	1.22	42.70	35.00
H	35	H TO I	9.56	334.60	35.00
I	35	I TO J	1.23	43.05	35.00
J	35	J TO K	3.07	107.45	35.00
K	35	K TO L	2.43	85.05	35.00
L	35	L TO M	0	0.00	34.79
M	34.57	M TO N	3.07	106.13	34.57
N	34.57	N TO O	5	172.85	34.57
O	34.57	O TO P	0	0.00	34.12
P	33.67	P TO Q	9.56	321.89	33.67
Q	33.67	Q TO R	0	0.00	34.12
R	34.57	R TO S	5	172.85	34.57
S	34.57	S TO T	5.89	203.62	34.57
T	34.57	T TO U	5	172.85	34.57
U	34.57	U TO V	0	0.00	34.12
V	33.67	V TO W	9.56	322.36	33.72
W	33.77	W TO X	0	0.00	34.17
X	34.57	X TO Y	5	172.85	34.57
Y	34.57	Y TO Z	3.07	106.13	34.57
Z	34.57	Z TO A	0	0.00	17.29

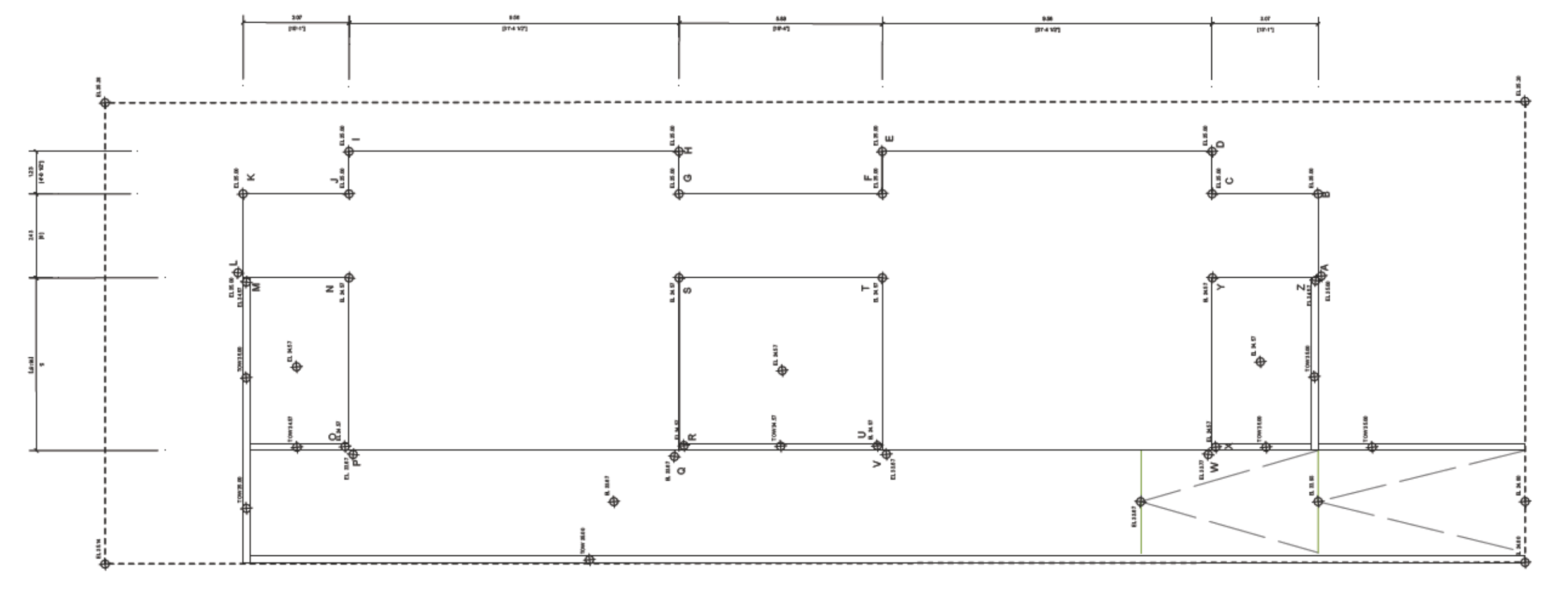
- PERIMETER = 91.97M
- AVG GRADE = EL.34.58
- MAX EL. AT 10.5M = EL. 45.08
- DISTANCE FROM L1 TOFF TO AVG GRADE PER BCBC A.1.4 = 1.62M (2M MAX)
- DISTANCE FROM US OF BSMT CEILING TO AVG GRADE PER SCHEDULE A OF COV ZONING BYLAW NO.80-159 = 1.19M (1.2M MAX)



NORTH EL.



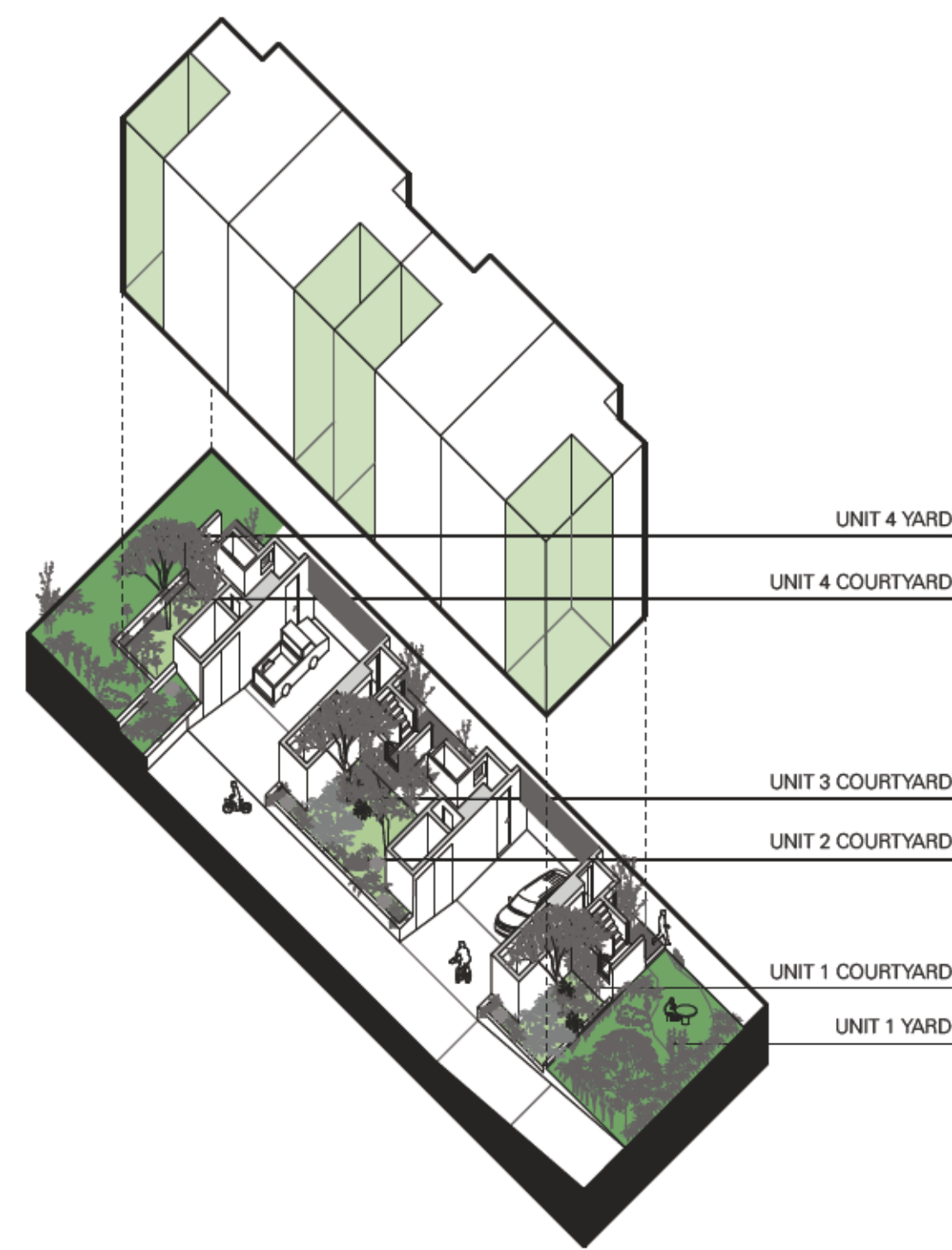
SOUTH EL.



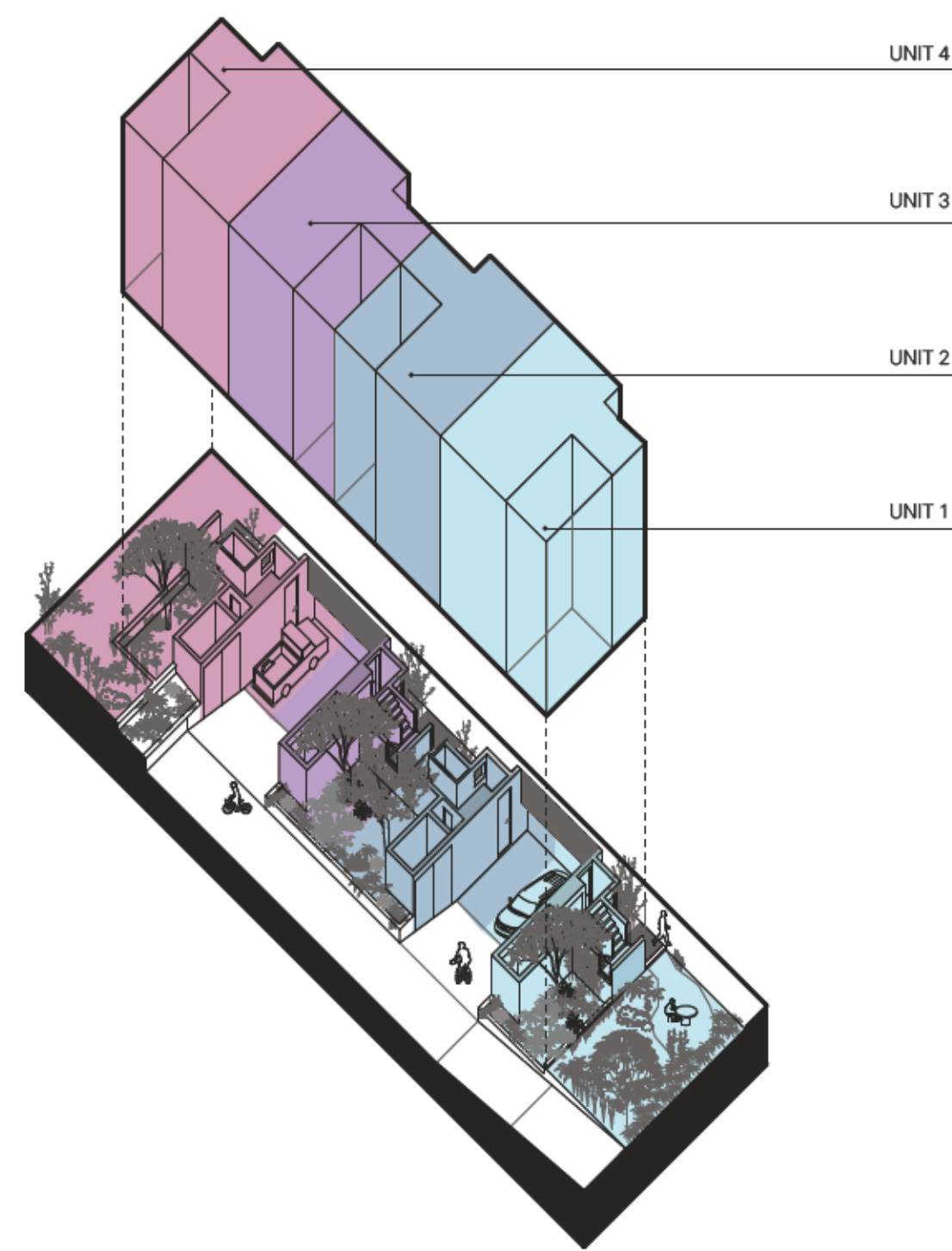
SITE GRADING PLAN

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
04	RZ/DP APP. REVISIONS	21.12.20
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06	RZ/DP APPLICATION	22.08.23

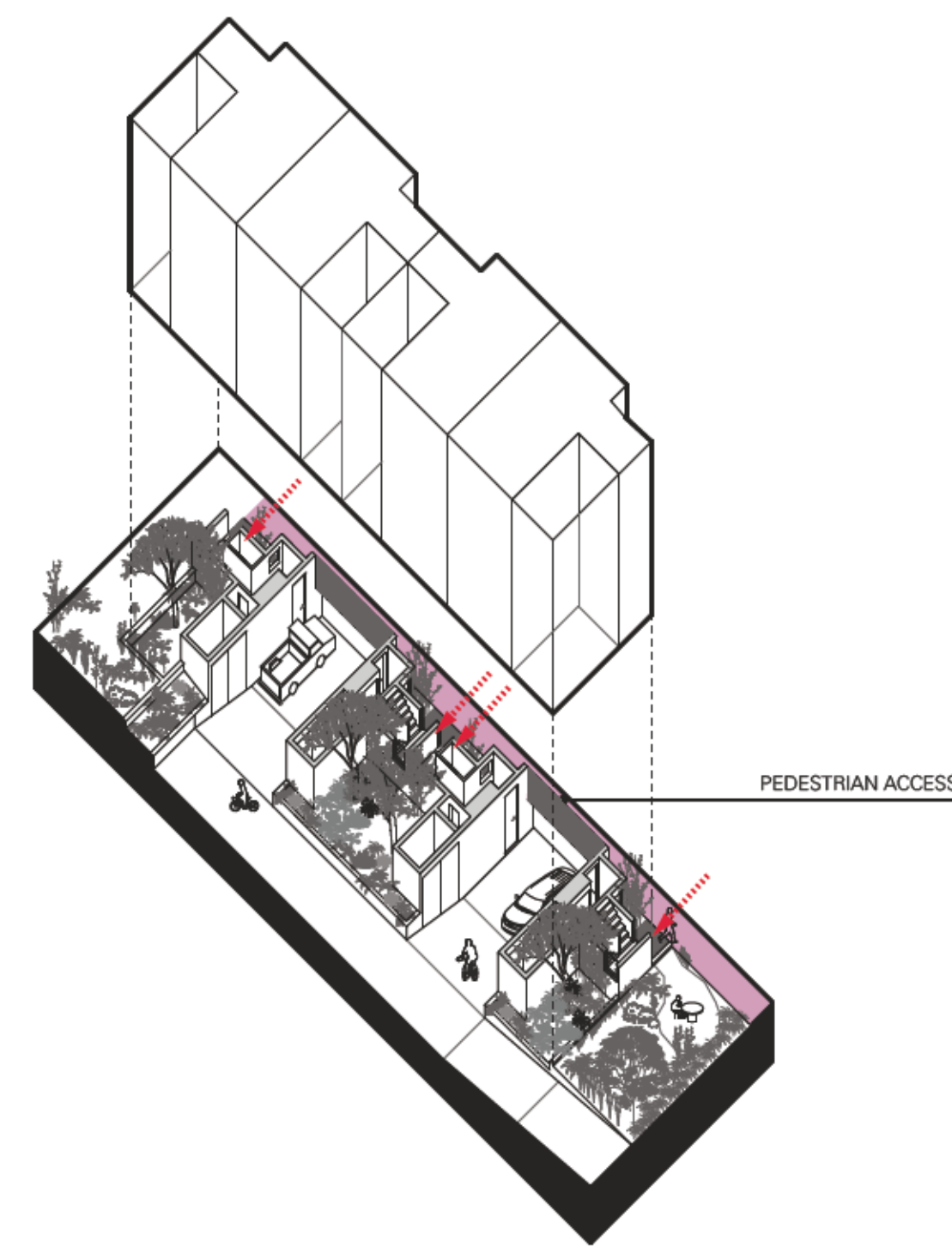




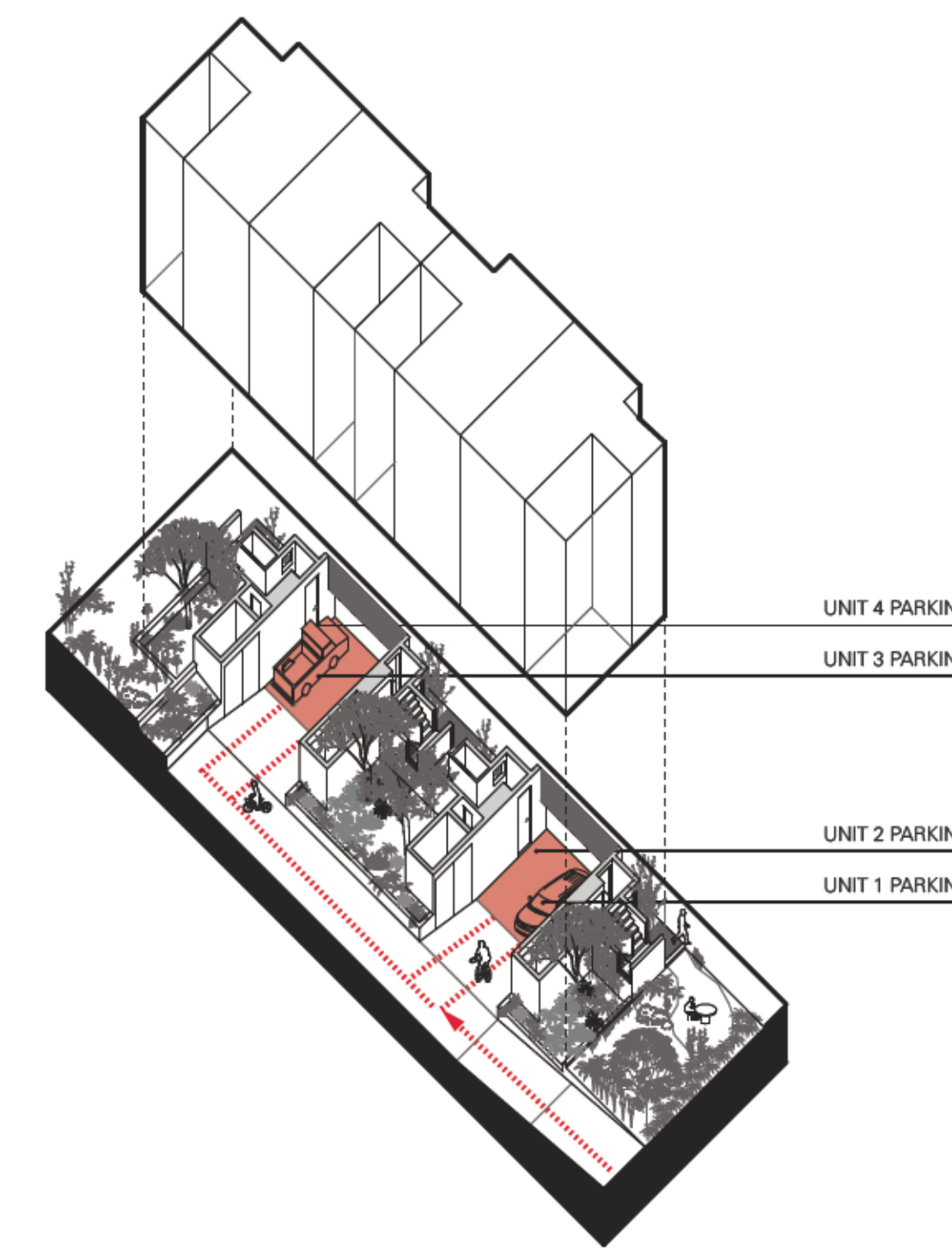
COURTYARDS



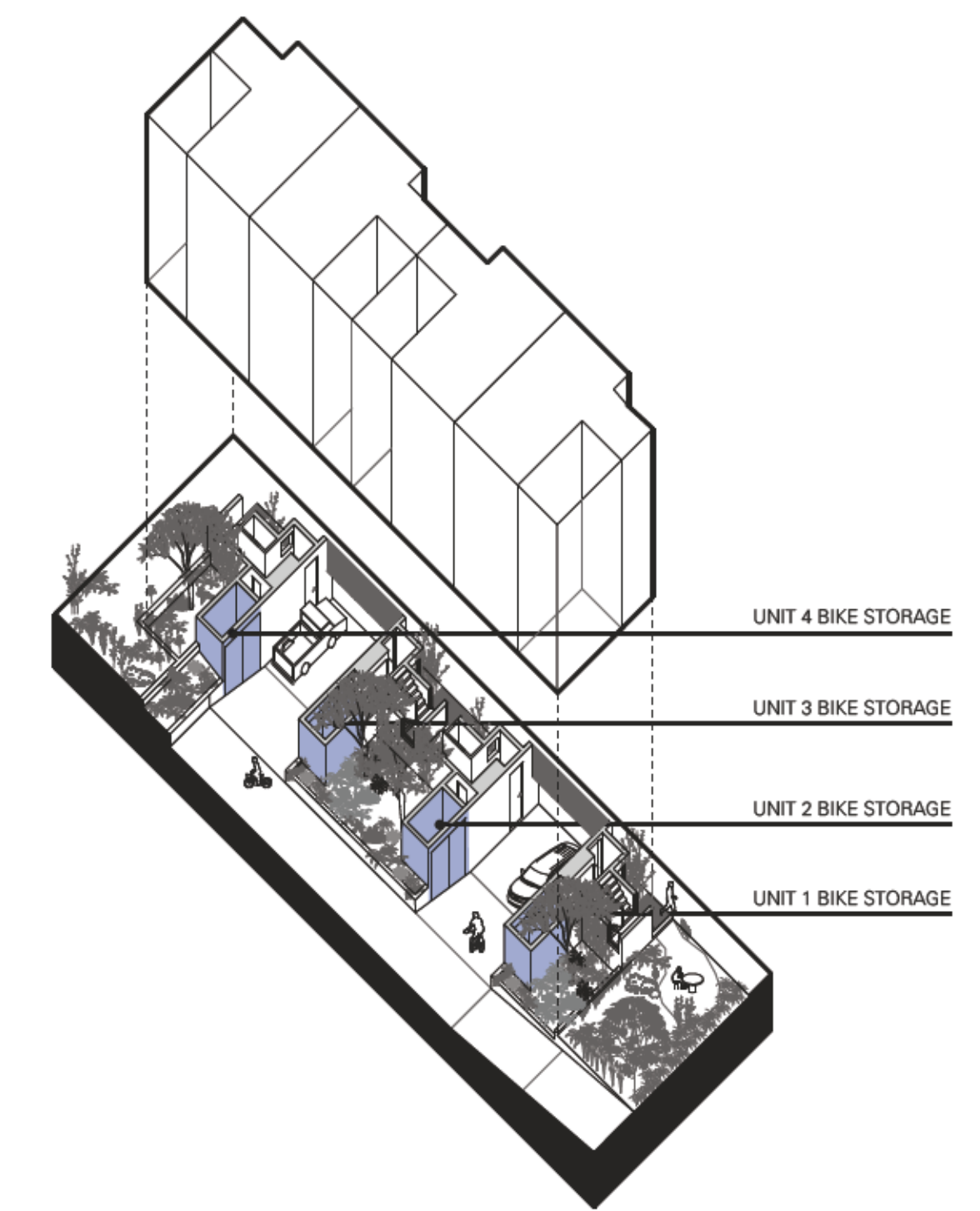
UNITS



ACCESS



PARKING



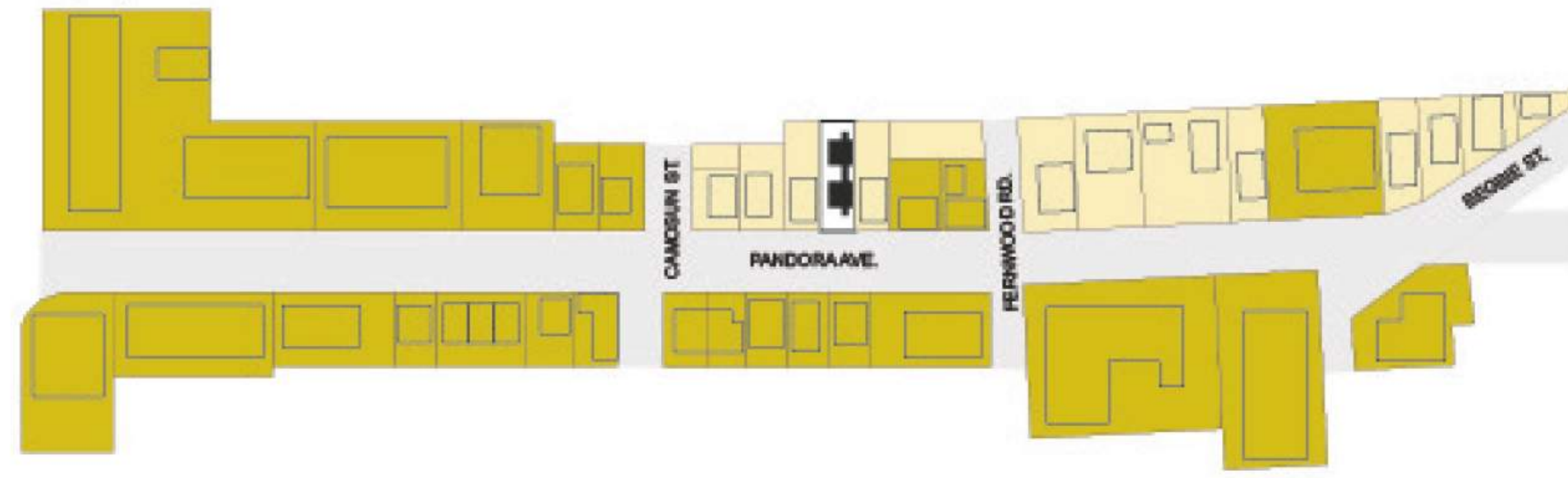
BIKE LOCKERS

1 BUILDING DIAGRAMS

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP: REVISIONS	21.08.03
04	RZ/DP APP: REVISIONS	21.12.20
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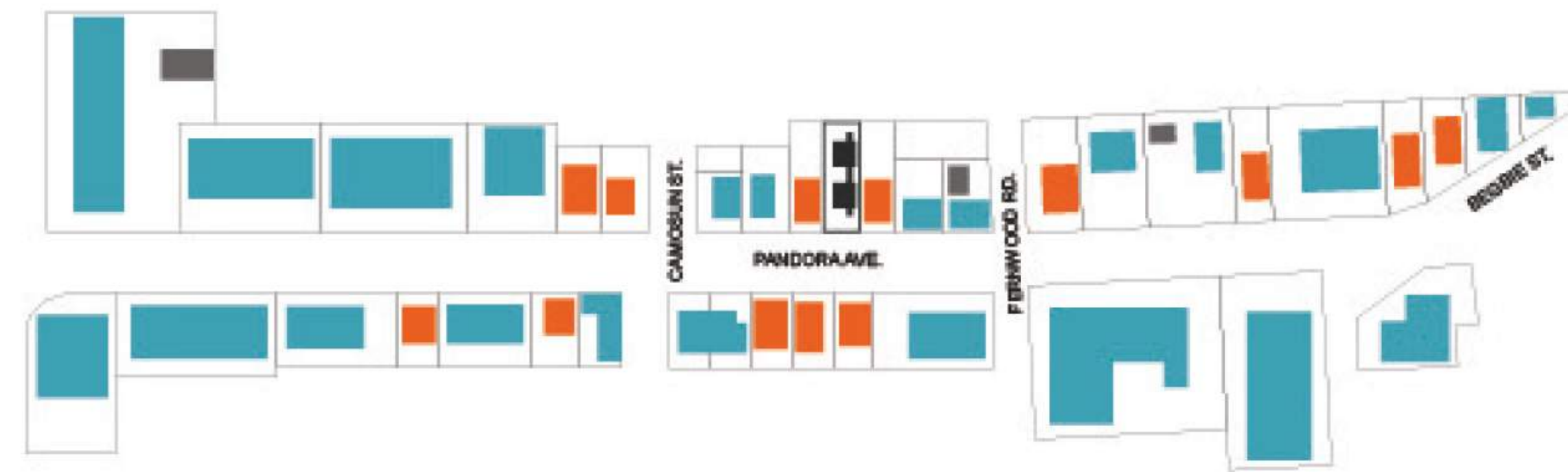


TRADITIONAL RESIDENTIAL VS URBAN RESIDENTIAL



Traditional Residential	12
Urban Residential	24

REAR YARD



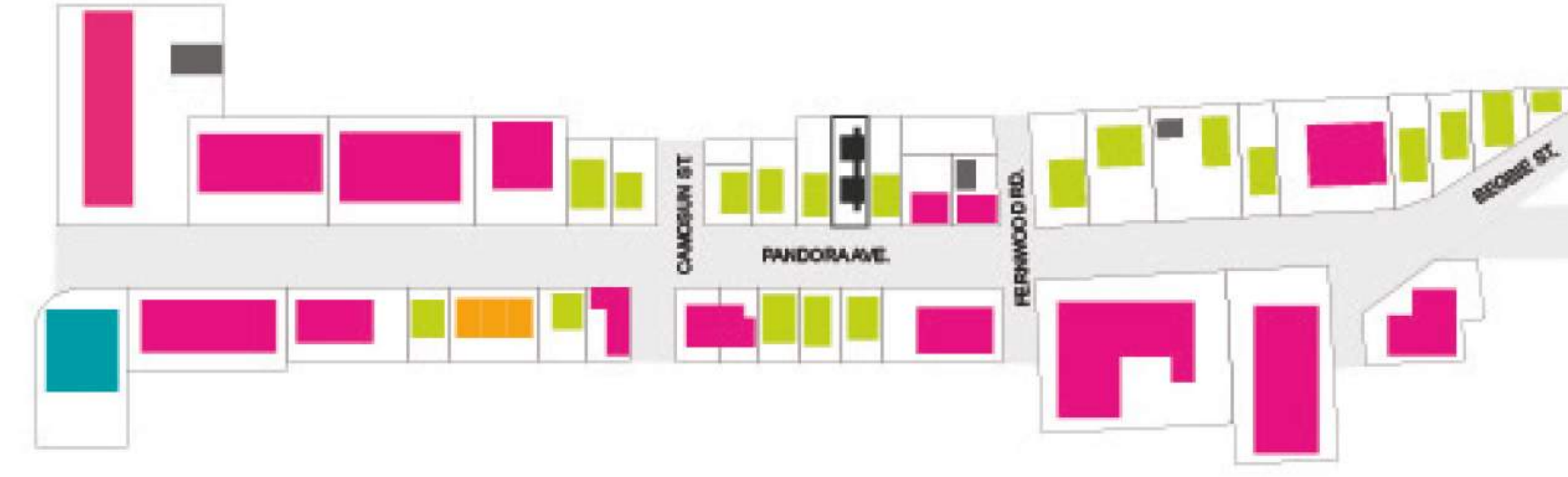
Rear yard	13
No rear yard	23

ROOF TYPE



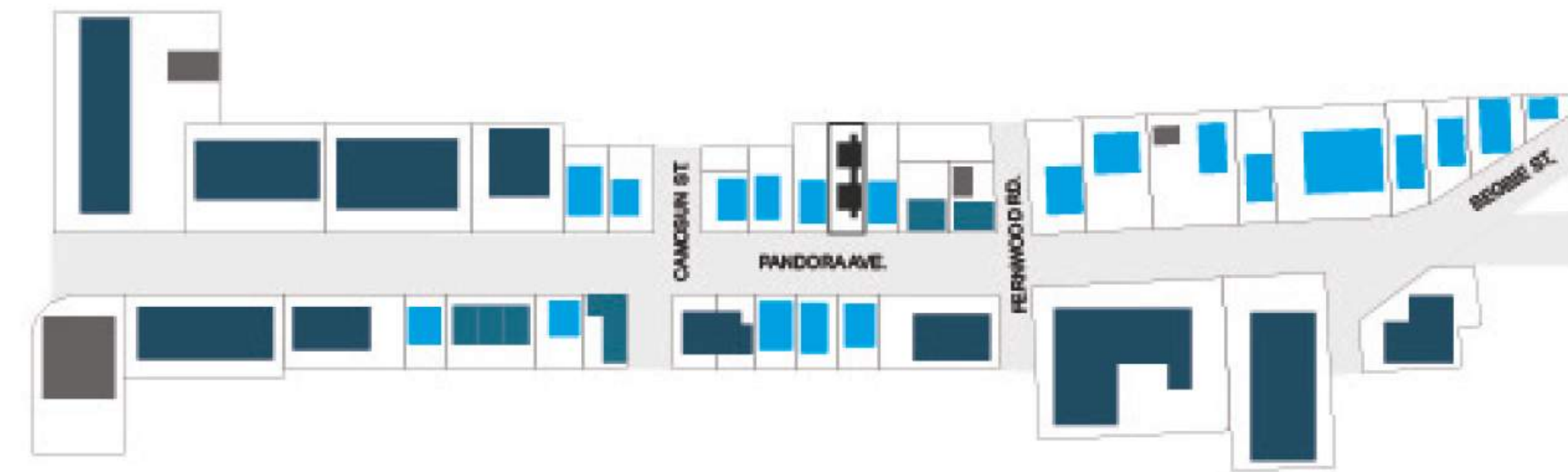
Pitched	20
Flat	15
Dome	1

BUILDING TYPE



Single-Family	19
Multi-Family Midrise	15
Multi-Family Rowhomes	1
Other	1

DENSITY



Single-Family	19
Multi-Family under 10 units	4
Multi-Family over 10 units	12
Other	1

1 NEIGHBORHOOD STUDY

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
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Exhibit 1
Residential Vehicle Site Access
1326 Pandora Ave
Prepared by CY
Scale 1:200 on Ledger
January, 2022



Exhibit 2
Unit 1 & 3 Parking Stall Accessibility - Inbound
1326 Pandora Ave
Prepared by CY
Scale 1:125 on Ledger
January, 2022



Exhibit 5
Unit 2 & 4 Parking Stall Accessibility - Outbound
1326 Pandora Ave
Prepared by CY
Scale 1:125 on Ledger
January, 2022



Exhibit 3
Unit 2 & 4 Parking Stall Accessibility - Inbound
1326 Pandora Ave
Prepared by CY
Scale 1:125 on Ledger
January, 2022



Exhibit 4
Unit 1 & 3 Parking Stall Accessibility - Outbound
1326 Pandora Ave
Prepared by CY
Scale 1:125 on Ledger
January, 2022

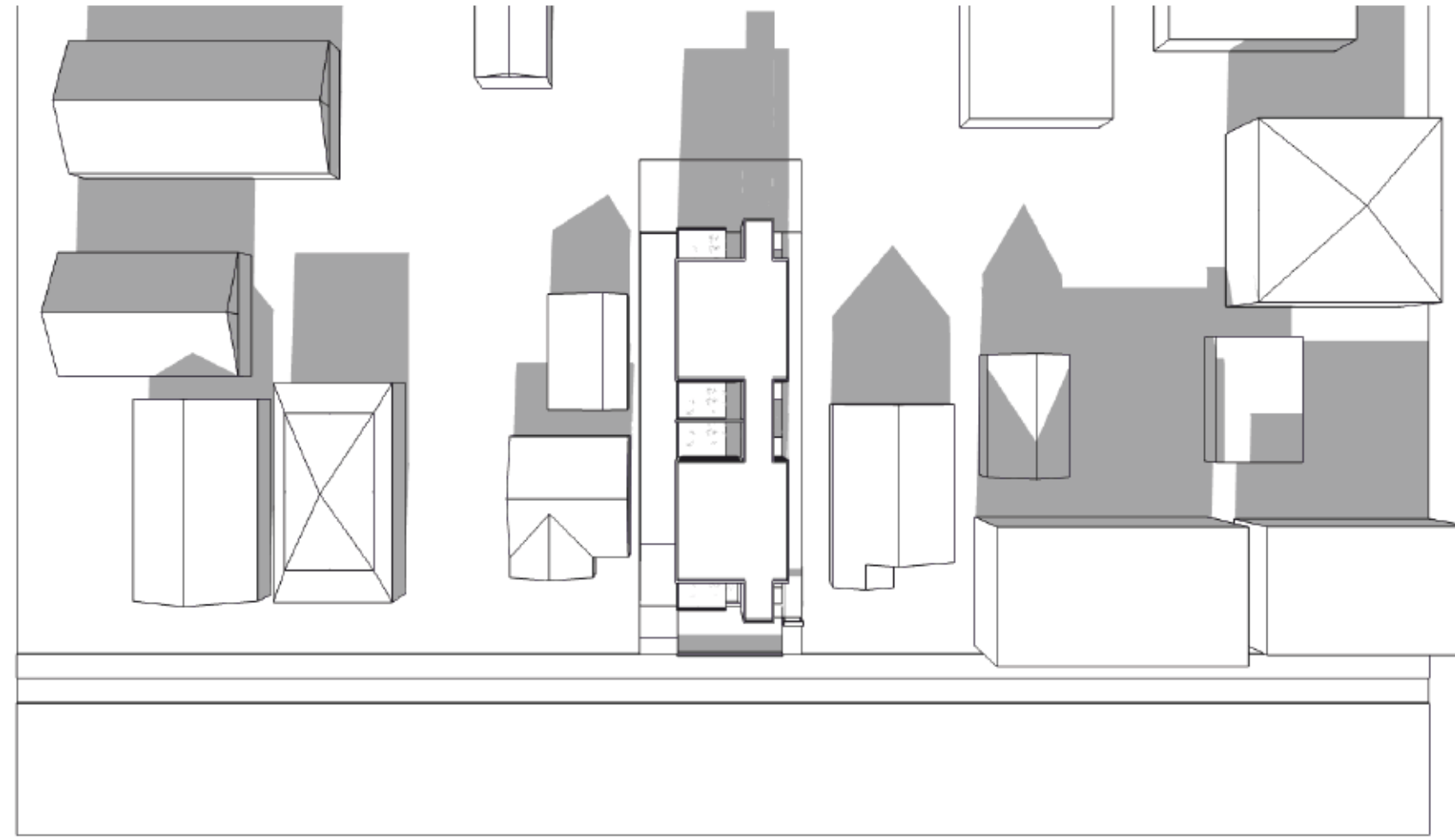
1 VEHICLE SWEEP PATH

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
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05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23

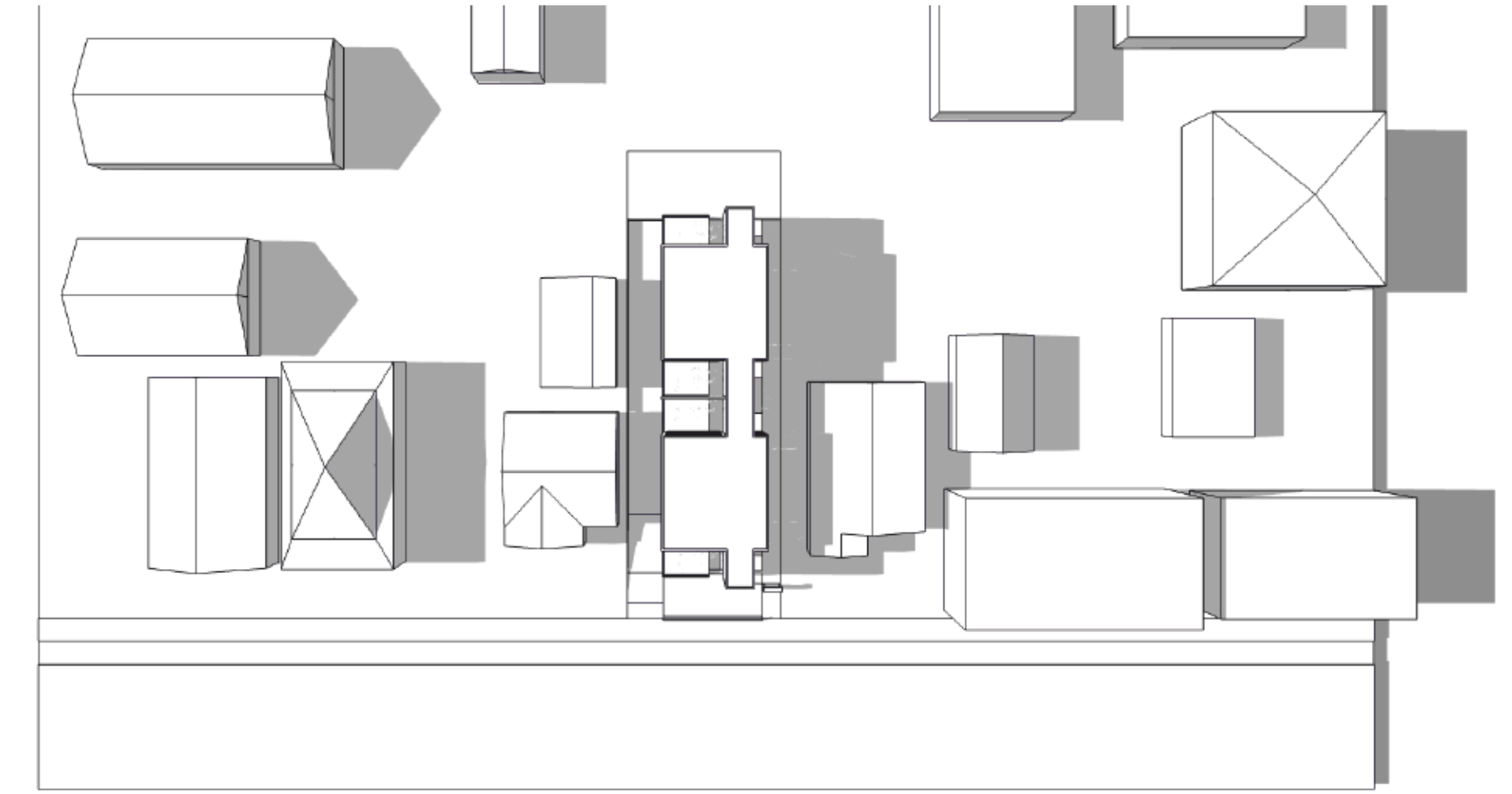




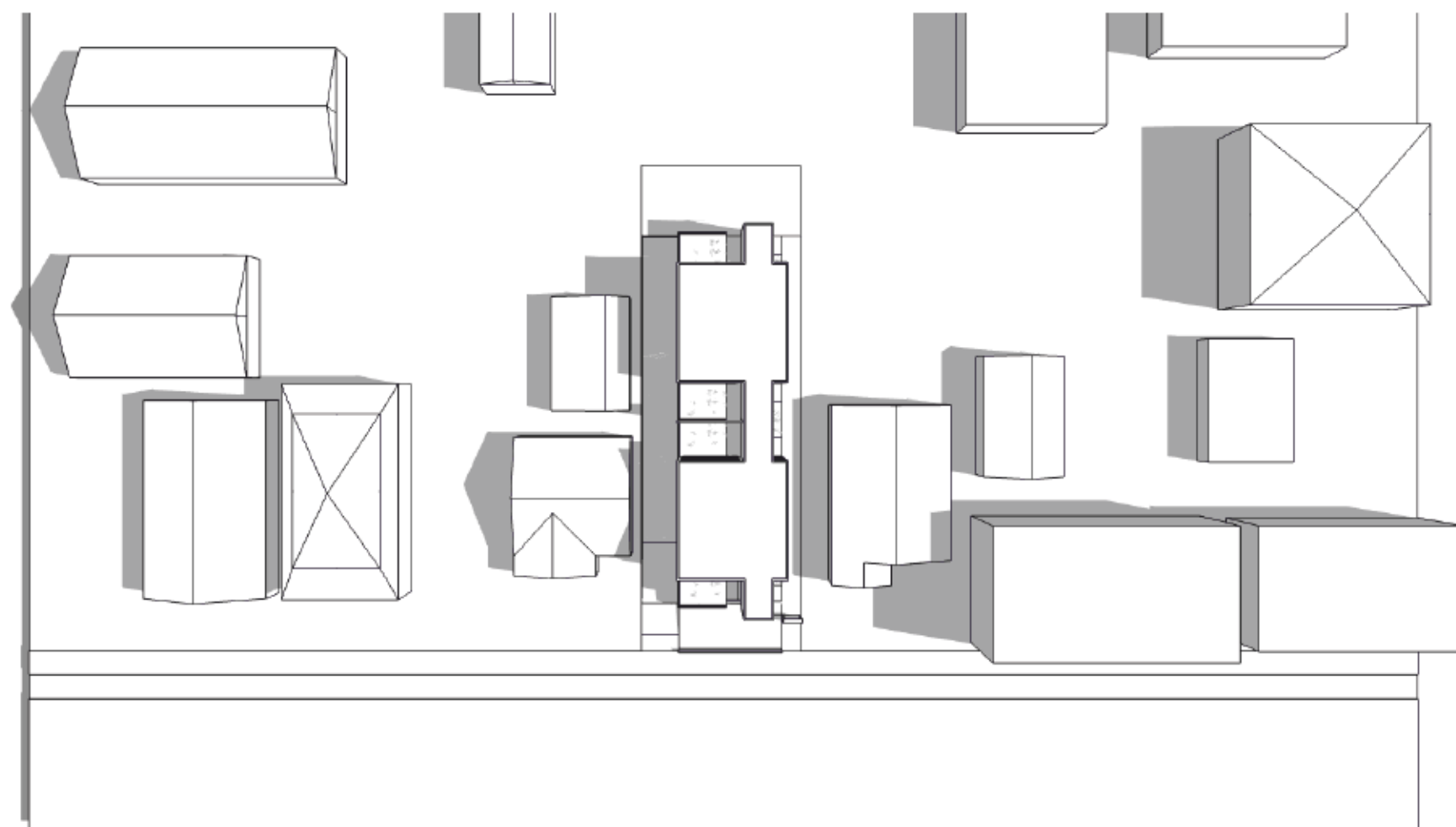
DECEMBER 20. 9:00AM



DECEMBER 20. NOON



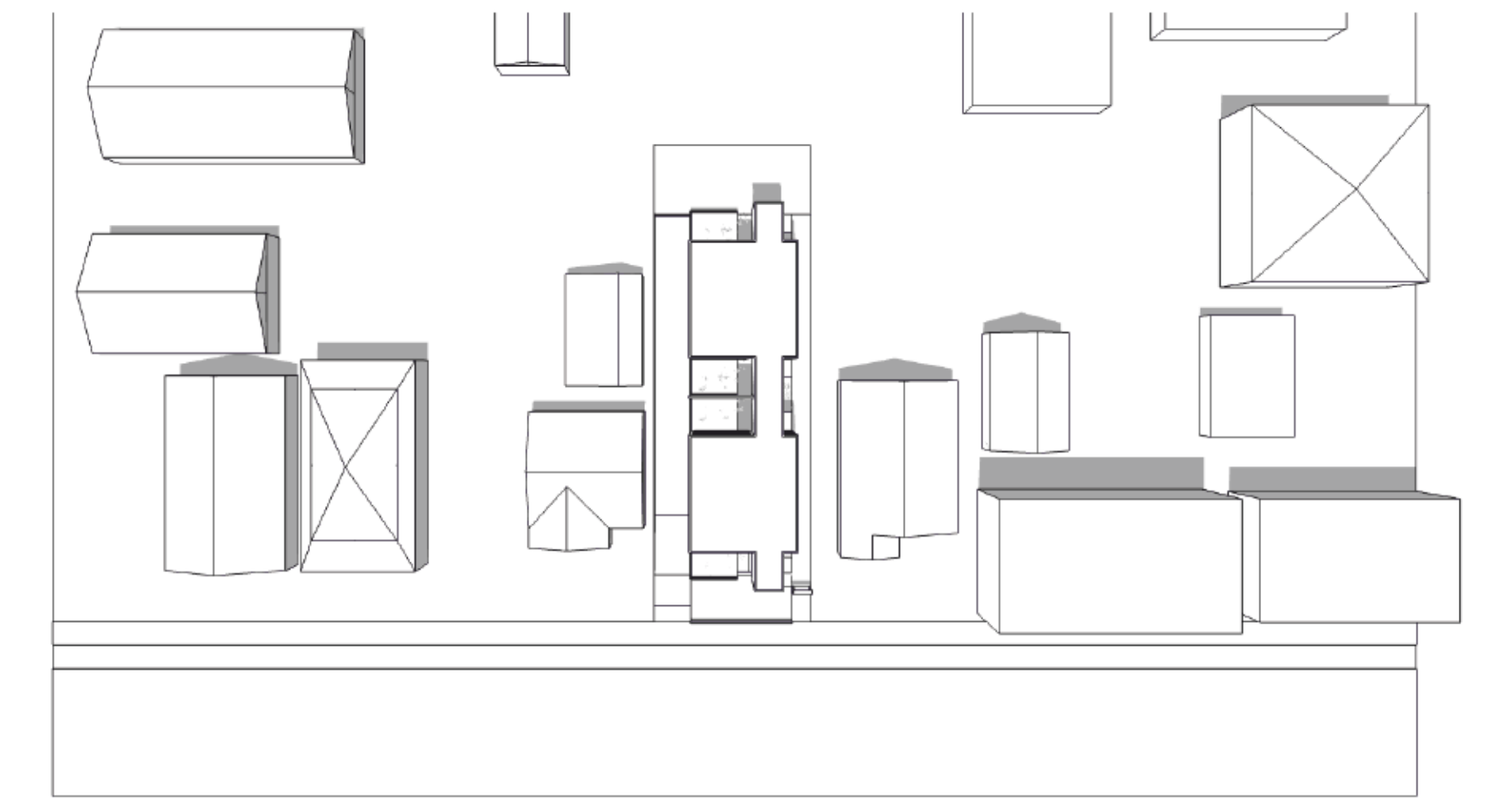
JUNE 20. 4:00PM



JUNE 20. 9:00AM



DECEMBER 20. 4:00PM



JUNE 20. NOON

1 SHADOW STUDIES

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 PURPOSE, EXCEPT BY WRITTEN PERMISSION OF SEPTEMBER
 ARCHITECTURE AND INTERIORS.

We acknowledge with respect and thank the Lekwungen
 People, also known as the Songhees and Esquimalt First
 Nations communities, whose historical relationships with the
 land continue to this day and on whose traditional territory
 this project is located.

September

ARCHITECTURE AND INTERIORS
 604.258.9983
 septemberarch.ca

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP. REVISIONS	21.08.03
04	RZ/DP APP. REVISIONS	21.12.20
05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23

1326 Pandora Avenue

2020-011
 1326 Pandora Avenue
 Victoria, BC, V8V3R5



SECTION DIAGRAMS

A405

Drawing scale may be affected by printing, scanning or copying.



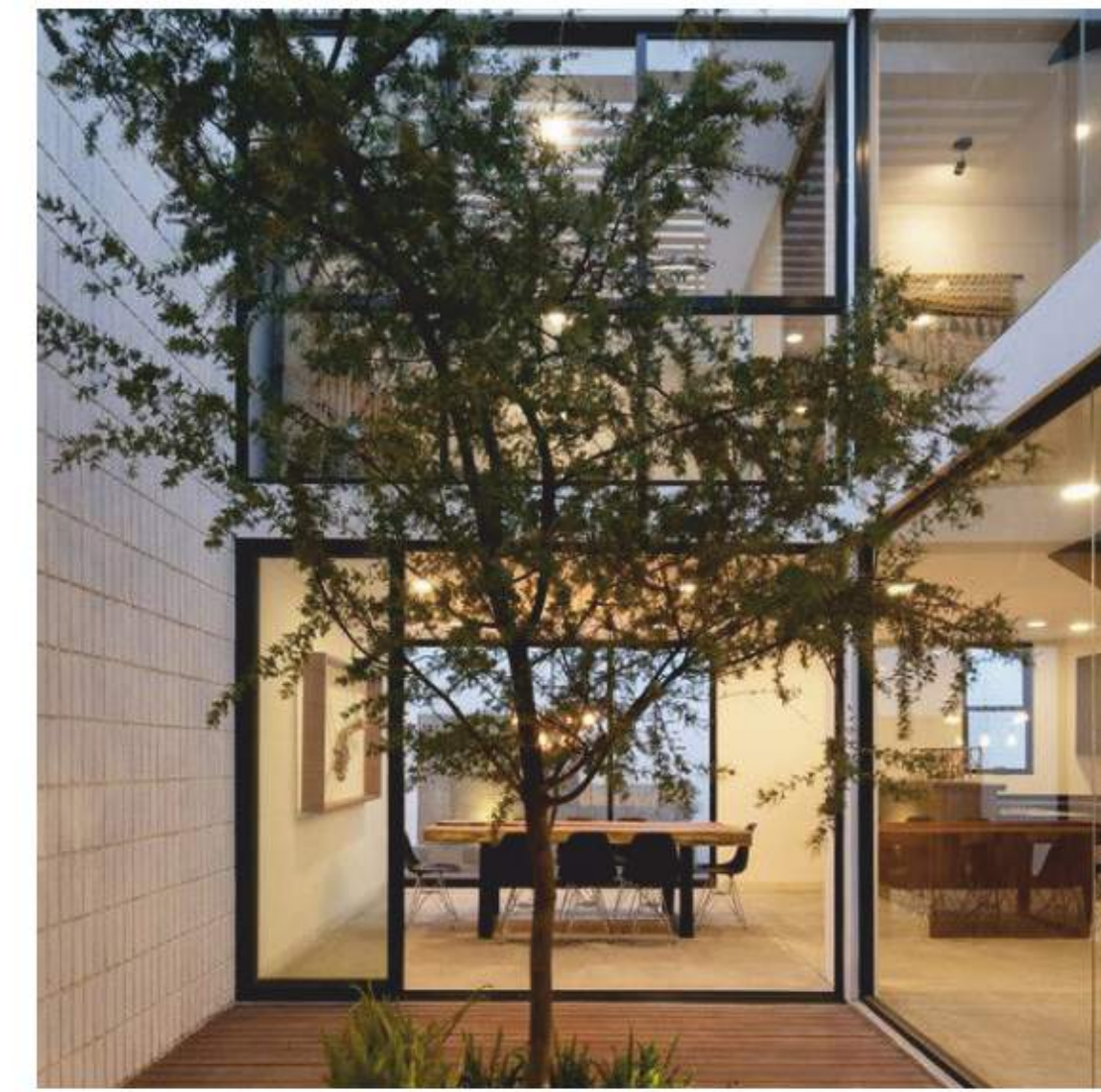
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2.



3.



4.

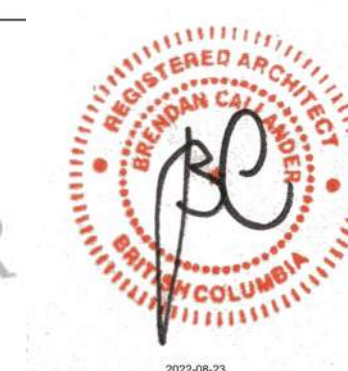


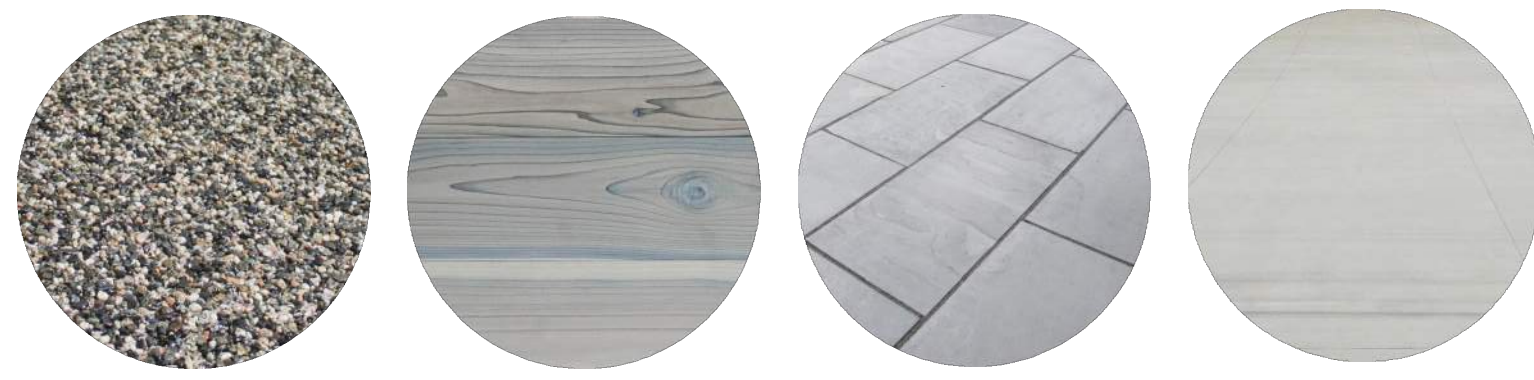
5.

- 1. DARK STAINED SIDING
- 2. PARKING AREA TO BE OPEN AND BRIGHT
- 3. DARK STAINED SIDING
- 4. INNER COURTYARD
- 5. WOOD SCREEN

1 SHADOW STUDIES

No.	Description	Date
02	RZ/DP REVISION - COORD.	21.05.27
03	RZ/DP APP: REVISIONS	21.08.03
04	RZ/DP APP: REVISIONS	21.12.20
05	COORDINATION	22.08.12
06	RZ/DP APPLICATION	22.08.23

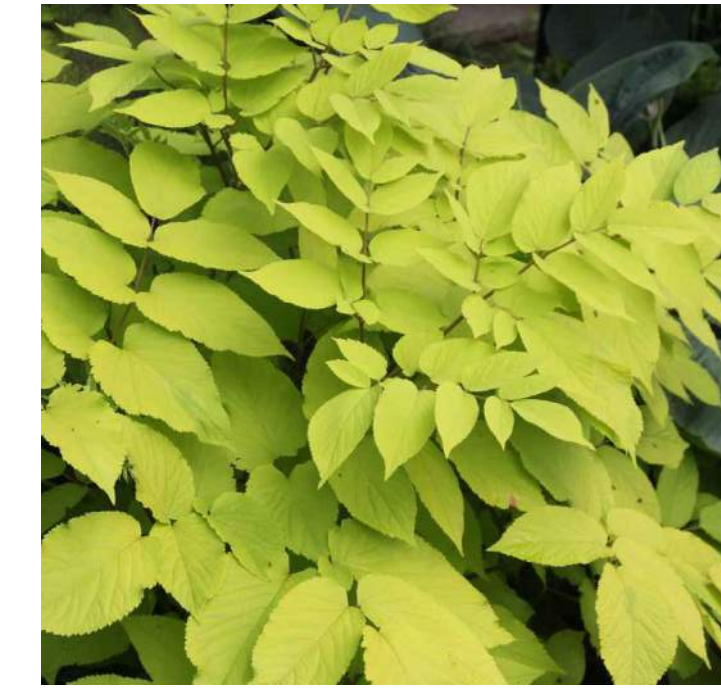




MATERIAL PALETTE



PLANT PALETTE



CLIENT NAME
Curate Developments Ltd

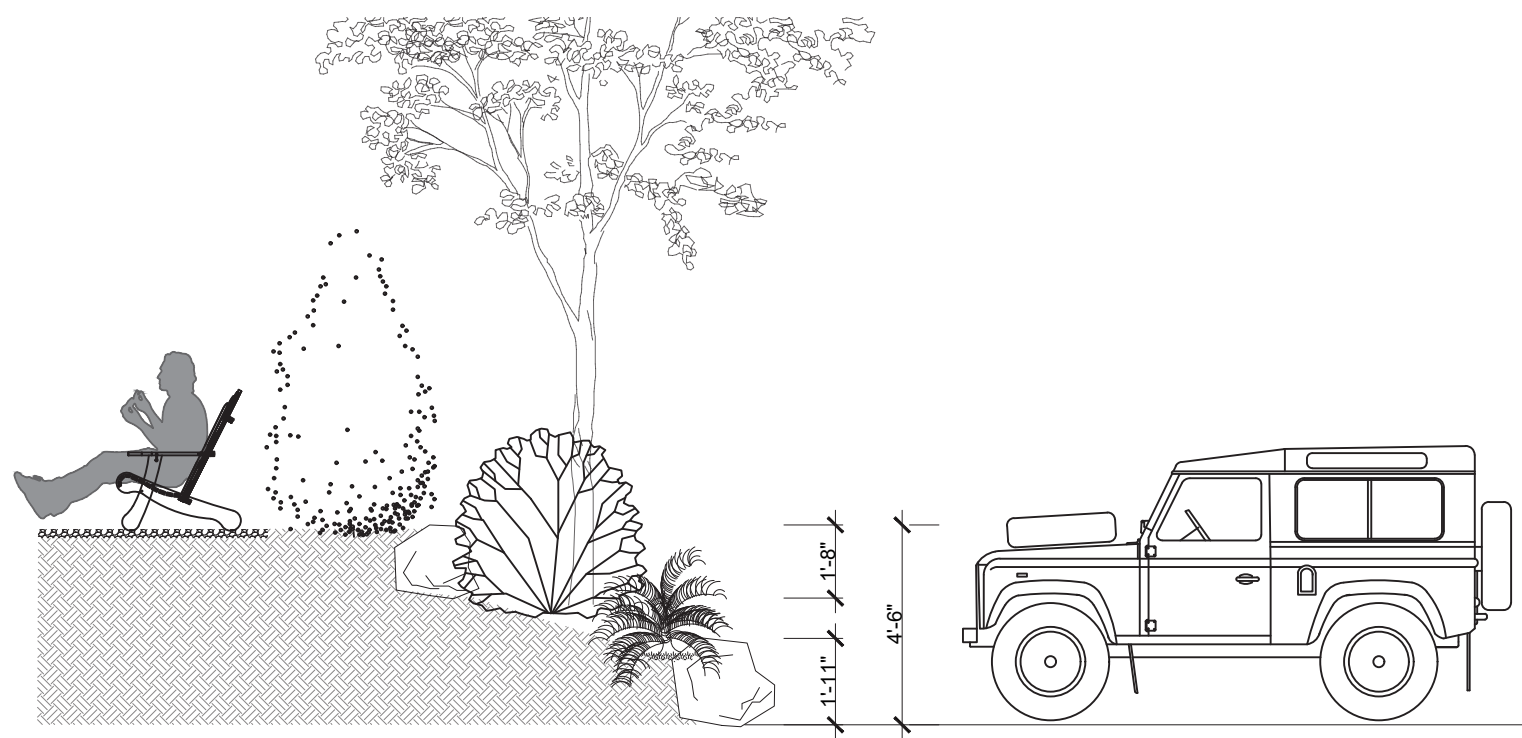
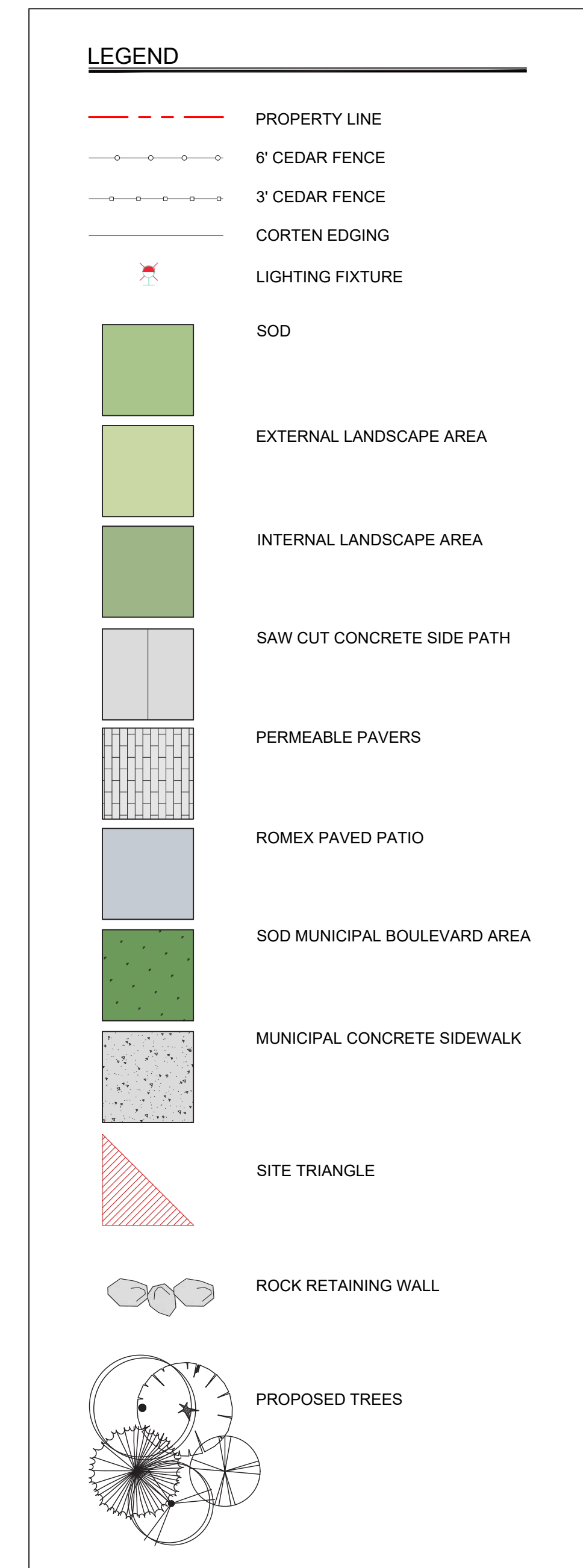
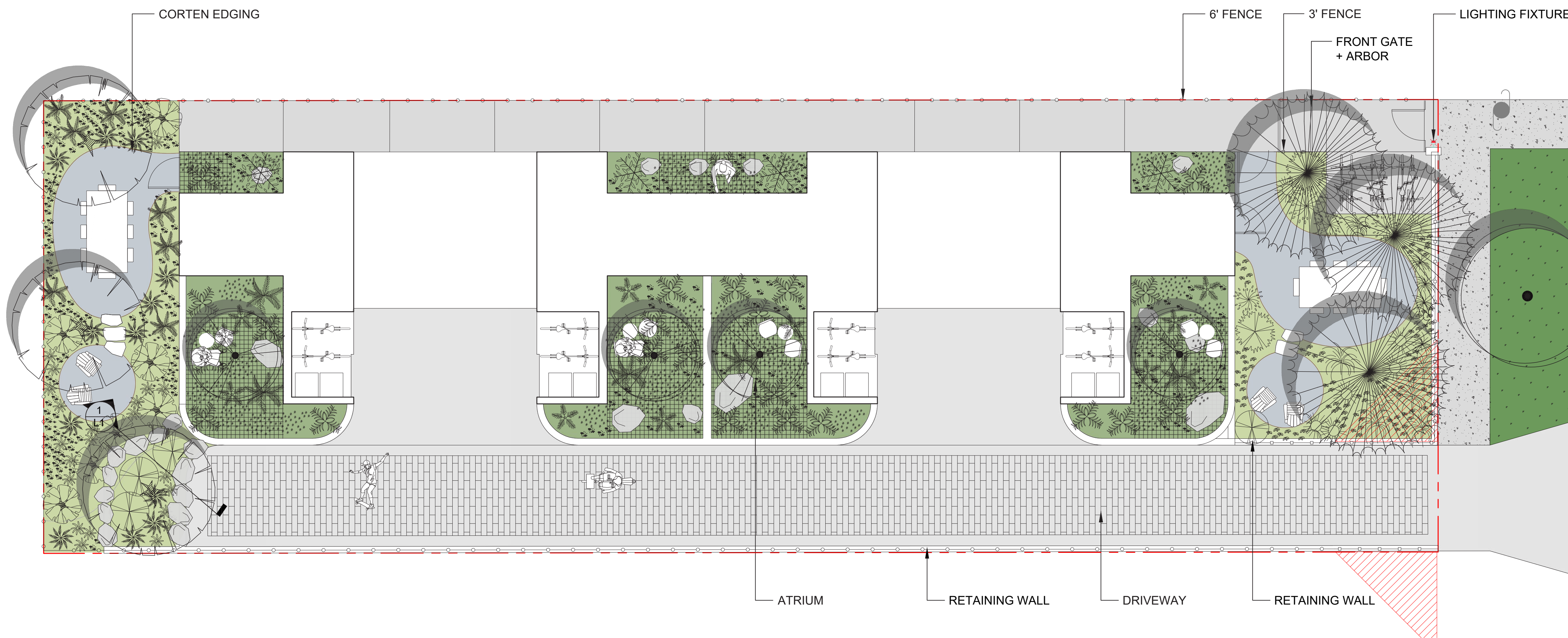
ADDRESS
1326 Pandora St

DESIGNED BY

Bianca Bodley

DRAWN BY

Kim Tang



1 DRIVEWAY AND TERRACE GARDEN SECTION
L1 NTS

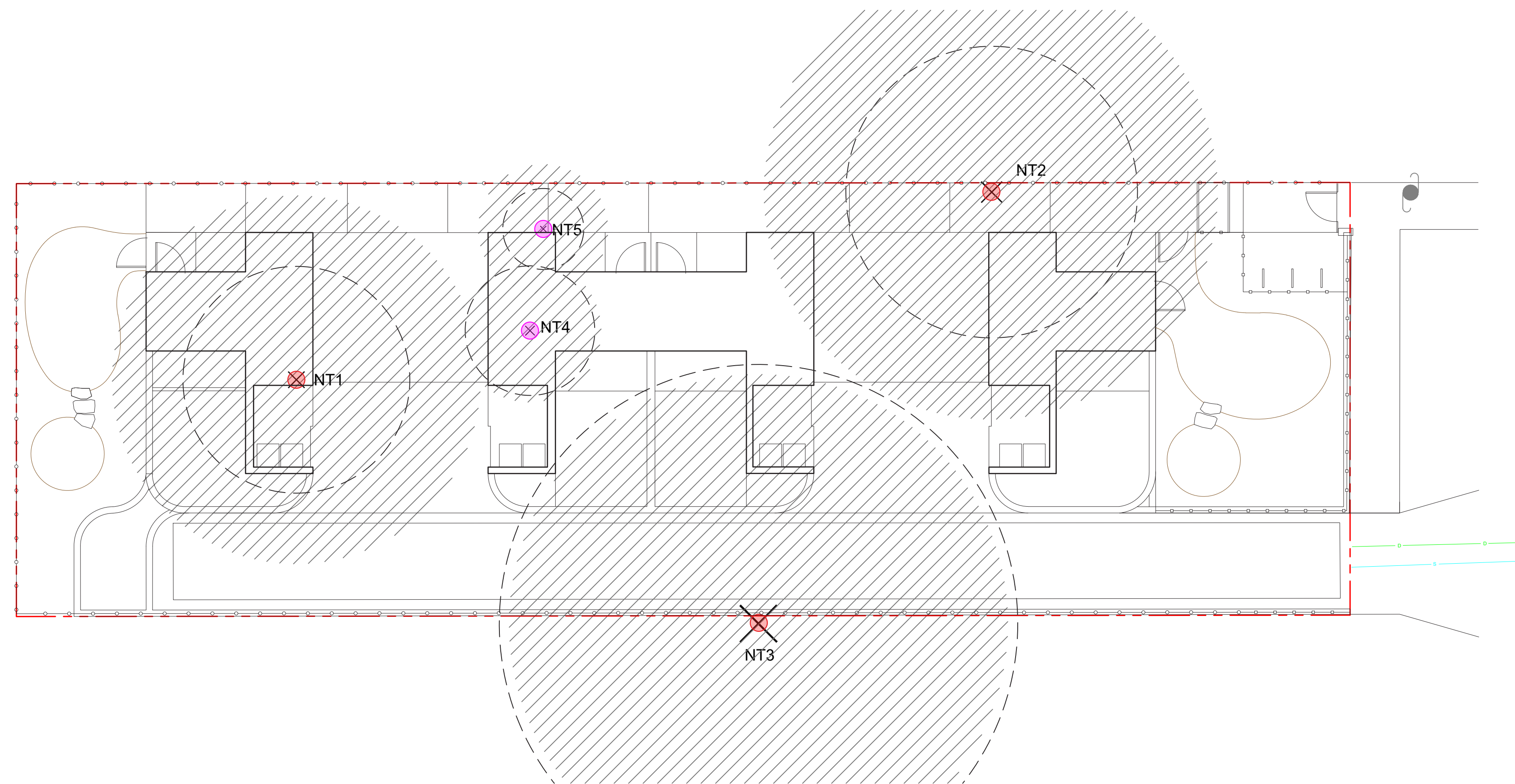
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DEVELOPMENT PERMIT
August 22, 2022

Scale: 1:NTS



L1 Landscape Site Plan

DATE: August, 2022



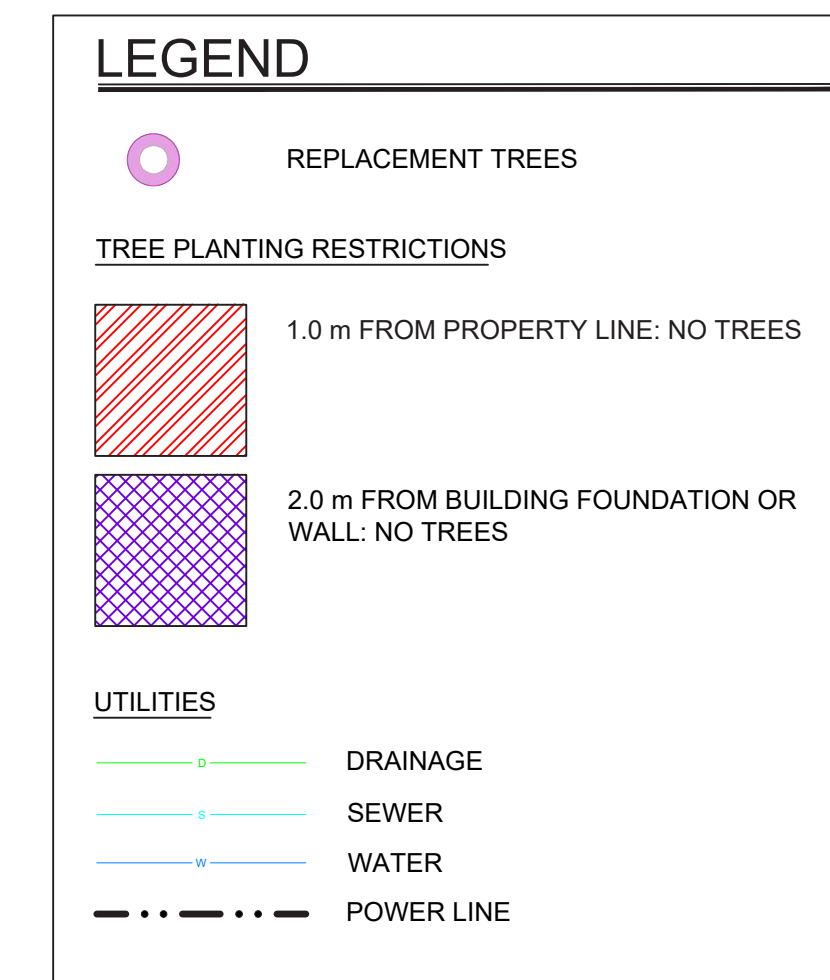
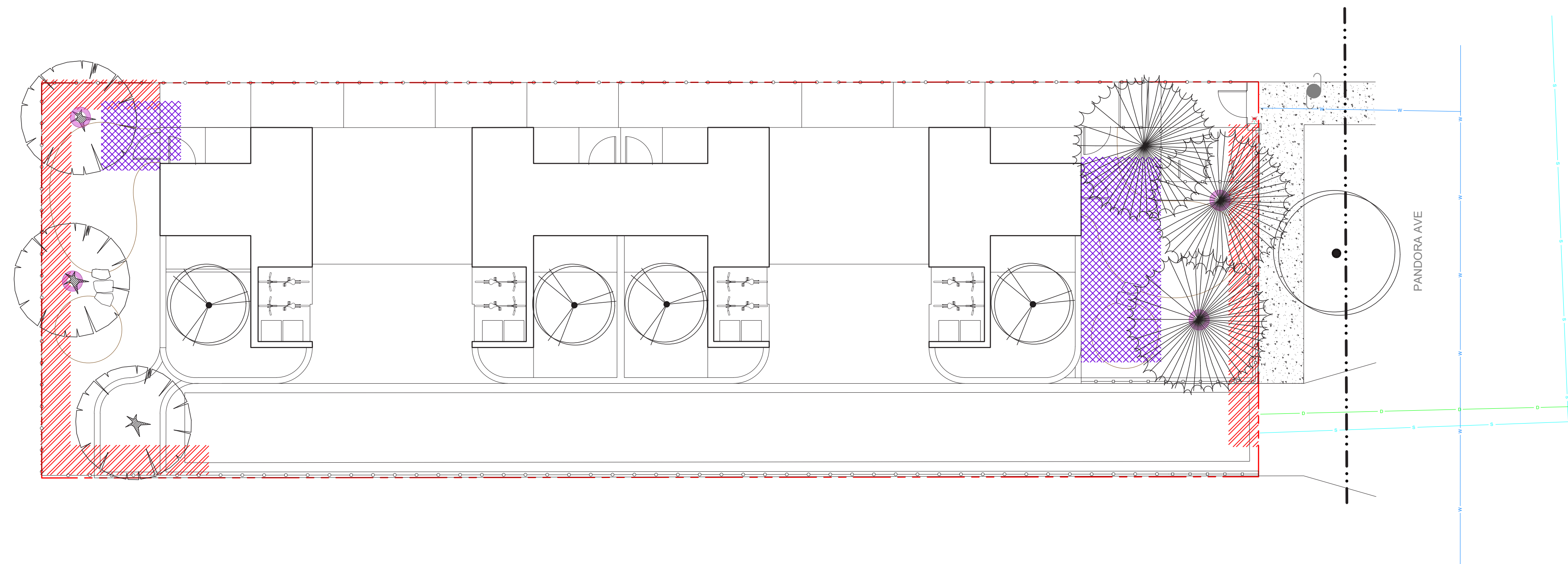
LEGEND

- PROTECTED TREE FOR REMOVAL
- TREE FOR REMOVAL
- x EXISTING TREE TO BE REMOVED
- EXTENT OF CRITICAL ROOT ZONE
 - SEE ARBORIST REPORT PREPARED BY TALBOT MACKENZIE & ASSOCIATES

TREE REPLACEMENT

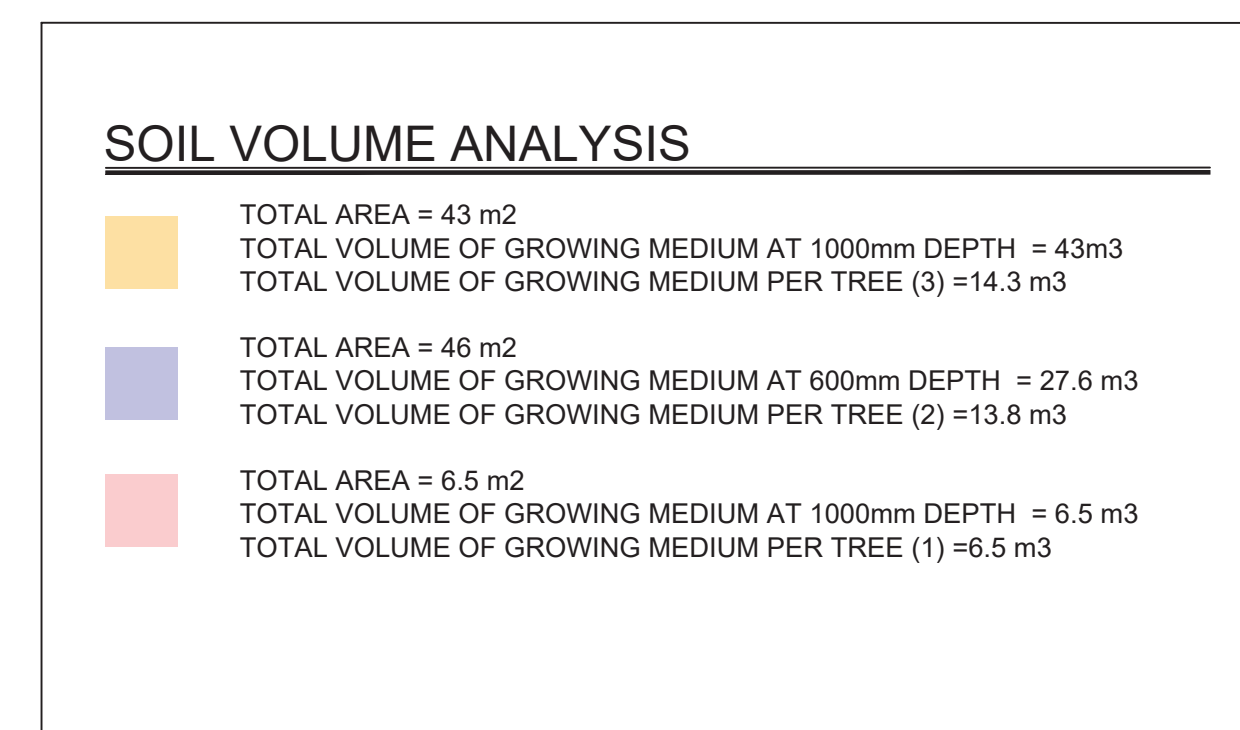
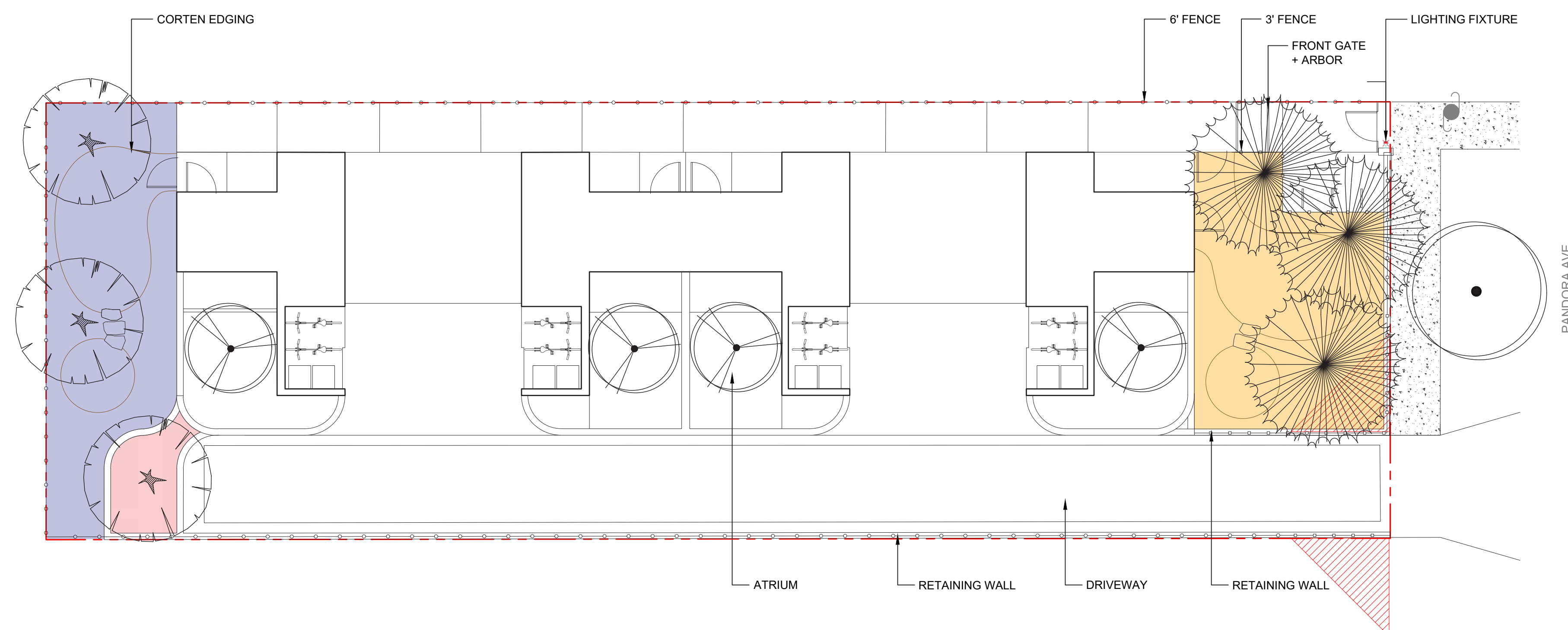
- PROTECTED TREES ON SITE: 3
- PROTECTED TREES FOR REMOVAL: 3
- REPLACEMENT TREES REQUIRED: 6
- REPLACEMENT TREES PROVIDED: 4
- CASH-IN-LIEU TO BE PAID FOR REQUIRED REPLACEMENT TREES THAT CAN NOT BE ACCOMMODATED ON SITE

Tag or ID #	Surveyed ? (Yes/No)	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		dbh (cm)	Critical root zone radius (m)	Crown Spread (m)	Condition		Retention Suitability (onsite trees)	Relative tolerance	General field observations/remarks	Tree retention / location comments	Retention status
				Common	Botanical				Health	Structural					
NT1	Yes	On	Yes	Cherry	<i>Prunus serrulata</i>	48	5.7	7	Poor	Poor	Not suitable.	Moderate	Extensive decay in trunk. Large (23cm) branch failure. Response growth in both these areas. Small expired Ganoderma fungal fruiting body on lower trunk. Cherry bark tortrix moth damage (frass, sap ooze visible) throughout. Low Live Crown Ratio (LCR).	Within building footprint.	X
NT2	Yes	Possibly shared with 1320	Yes	Douglas-Fir	<i>Pseudotsuga menziesii</i>	51	7.7	9	Fair	Fair	Not suitable.	Poor	Tree possibly topped in the past; existing leader defects. Lower crown on dwelling side raised significantly for clearance. Trunk within 2m of dwelling and 1m of accessory building. Cooley spruce gall aphid causing minor foliar damage.	Conflict with proposed driveway, canopy conflict with proposed building, root conflict with existing buildings.	X
NT3	Yes	On	Yes	European Ash	<i>Fraxinus excelsior</i>	64	7.7	16	Poor	Poor	Not suitable.	Moderate	Signs of stress; excessive epicormic growth, minor insect damage (foliar skeletonizing), low LCR, dead branches (5-7cm) attached as well as hangers. Lower crown on dwelling side raised for clearance; good pruning wound compartmentalization.	Within sidewalk footprint.	X
NT4	No	On	No	Apple	<i>Malus spp.</i>	22	2.2	4	Fair	Poor	Suitable (conditional).	Good	5m SE of spike, clump emerging from adjacent stump, insignificant canker damage.	Within building footprint.	X
NT5	No	On	No	Holly	<i>Ilex spp.</i>	20	2	2.5	Good	Good	Suitable.	Good	Fence line, 7.5m SE of spike.	Within sidewalk footprint.	X



TREE PLANTING LIST

ID	Quantity	Symbol	Latin Name	Common Name	Category	Height in maturity	Spread in maturity
Ag	3	(Symbol: Circle with star)	<i>Acer griseum</i>	Paperbark Maple	Tree	6-9m	5-6m
Gt	4	(Symbol: Circle with star)	<i>Gleditsia triacanthos</i>	Honey Locust	Tree	18m	12m
Ap	4	(Symbol: Circle with star)	<i>Acer palmatum 'Seiryu'</i>	Seiryu Japanese Maple	Tree	6m	4.5m
	1	(Symbol: Circle with star)	Boulevard Tree	Street tree species to be determined by Parks at BP			



CLIENT NAME
 Curate Developments Ltd

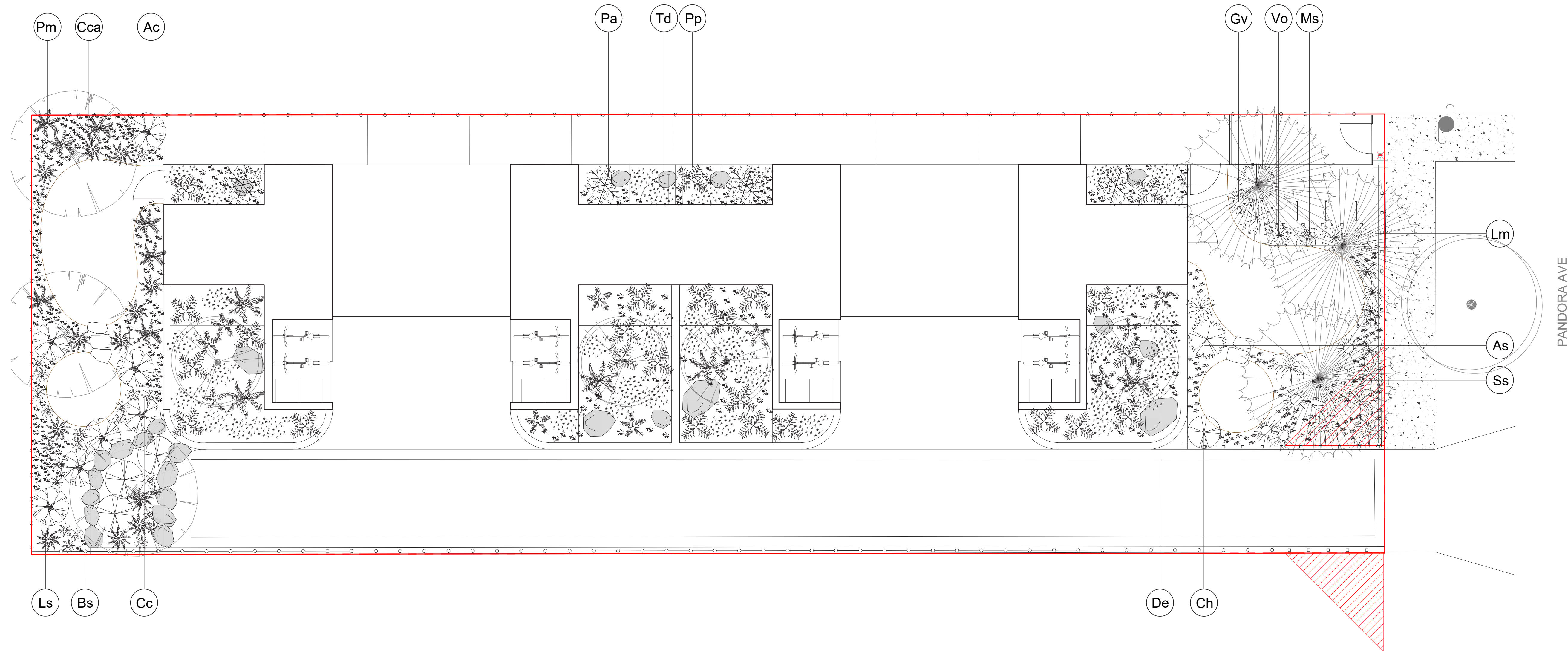
 ADDRESS
 1326 Pandora St

DESIGNED BY

Bianca Bodley

DRAWN BY

Kim Tang



Shrub Planting Plan											
ID	Quantity	Symbol	Latin Name	Common Name	Category	Height at maturity	Spread at maturity	Size	Pollinator	Food bearing	Native
Ls	14		<i>Liriope spicata</i> 'Silver dragon'	Liriope Silver Dragon	Perennial	30cm	30cm		X		
Ac	8		<i>Aralia cordata</i> 'Sun King'	Golden Japanese Spikenard	Perennial	80cm	80cm		X		
Ch	8		<i>Cephalotaxus harringtonia</i> 'prostrata'	Spreading Japanese Plum Yew	Shrub	90cm	120cm				
Cca	30		<i>Cornus canadensis</i>	Bunchberry	Groundcover	25cm	30cm		X		X
Pm	17		<i>Polystichum munitum</i>	Western sword fern	Fern	45cm	90cm				X
Bs	17		<i>Blechnum spicant</i>	Deer Fern	Fern	59cm	60cm				X
Cc	12		<i>Chondrus crispus</i>	Irish moss	Groundcover	24cm					
As	3		<i>Artemisia schmidtiana</i>	Silverbround	Shrub	30cm	60cm				
Lm	3		<i>Liriope muscari</i>	Big Blue Lilyturf	Perennial	45cm	30cm		X		
Ms	6		<i>Miscanthus sinensis</i> 'Morning Light'	Chinese Silver Grass	Grass	120-180cm	90cm				
Vo	5		<i>Vaccinium ovatum</i>	Evergreen huckleberry	Shrub	1.8m	3m		X	X	X
Ss	5		<i>Soleirolia soleirolii</i>	Angel's Tears	Groundcover	15cm	22-30cm				
Gv	6		<i>Grevillea victoriae</i> 'Murray Valley Queen'	Evergreen Victoriae	Shrub	1.8m	2.7m		X		
Pa	4		<i>Phyllostachys aurea</i> 'Koi'	Koi Bamboo	Shrub	8m	5m				
Td	12		<i>Thuidium delicatulum</i>	Fern Moss	Groundcover	60cm	45cm				
Pp	27		<i>Polystichum polyblepharum</i>	Tassel Fern	Fern	60cm	90cm				
De	9		<i>Dryopteris erythrosora</i>	Autumn Fern	Fern	45cm	50cm				

PLANT CATEGORY PERCENTAGE	
Total landscaped area (m ²)	158
Pollinator	37%
Food bearing	2%
Native	37%

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 DEVELOPMENT PERMIT
 August 22, 2022

Scale: 1:100


L4 Shrub Planting
 Plan

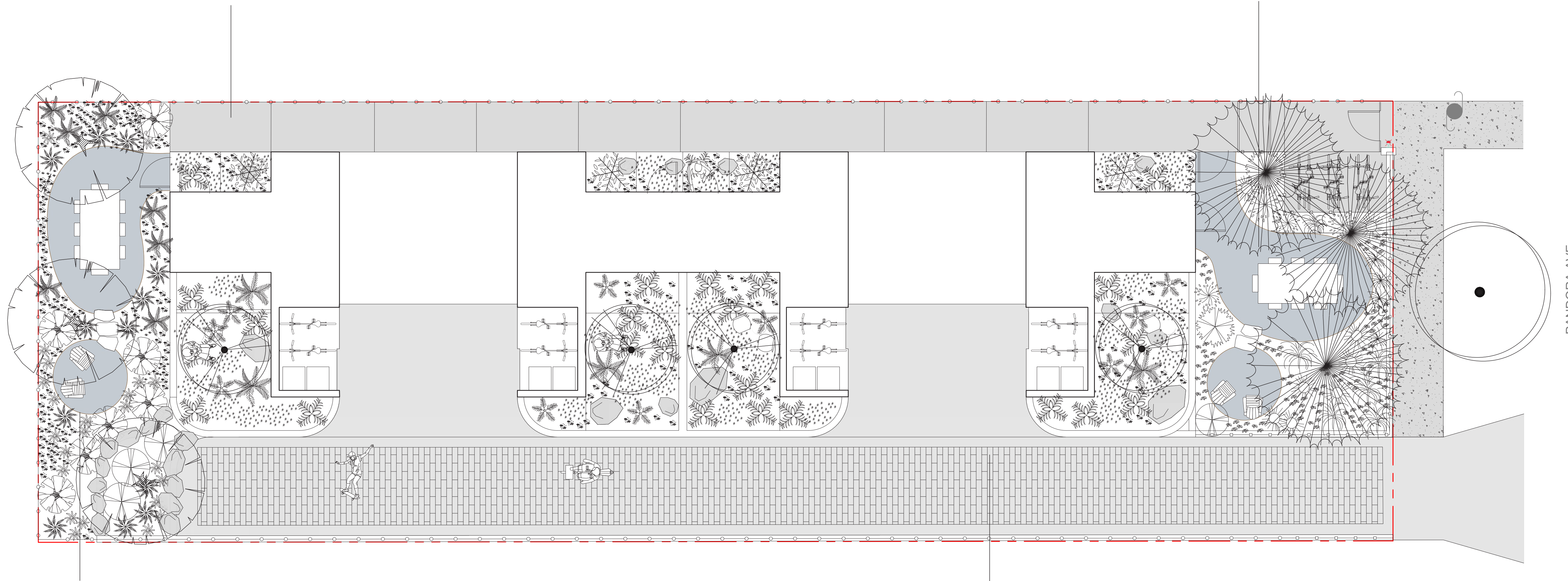
DATE: August, 2022



SITE PATH: SMOOTH
CONCRETE



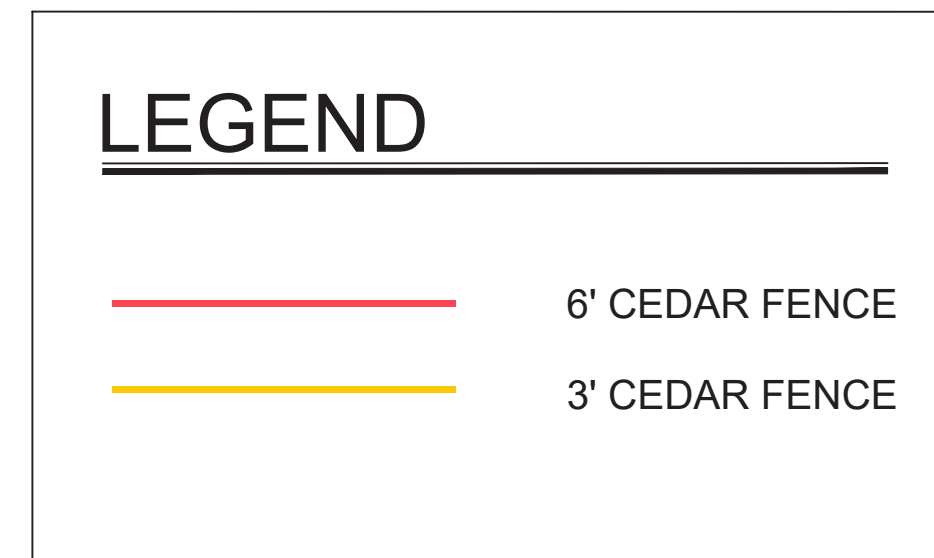
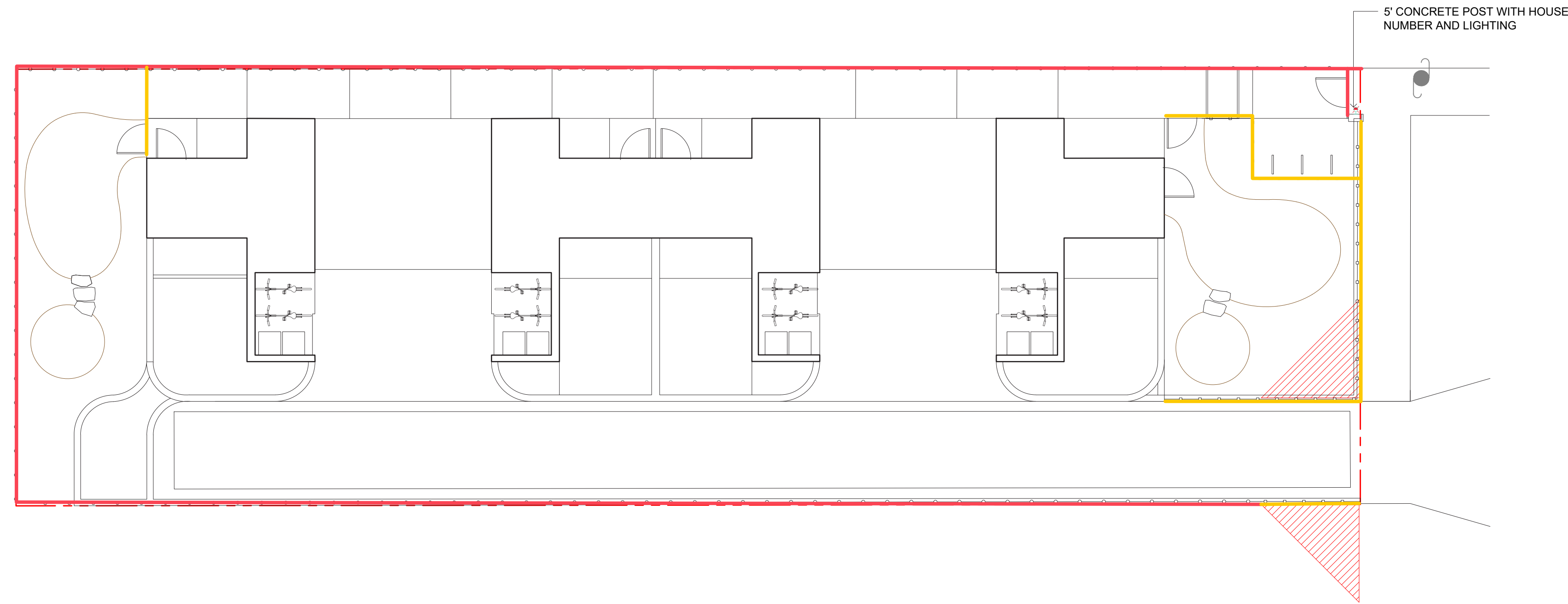
GARDEN PATIO: ROMEX PERMEABLE GRAVEL
BINDING + FLASTONE STEPPING STONE



CORTEN PATIO + BED EDGING



DRIVEWAY: PERMEABLE PAVERS



HOUSE NUMBER IMAGERY



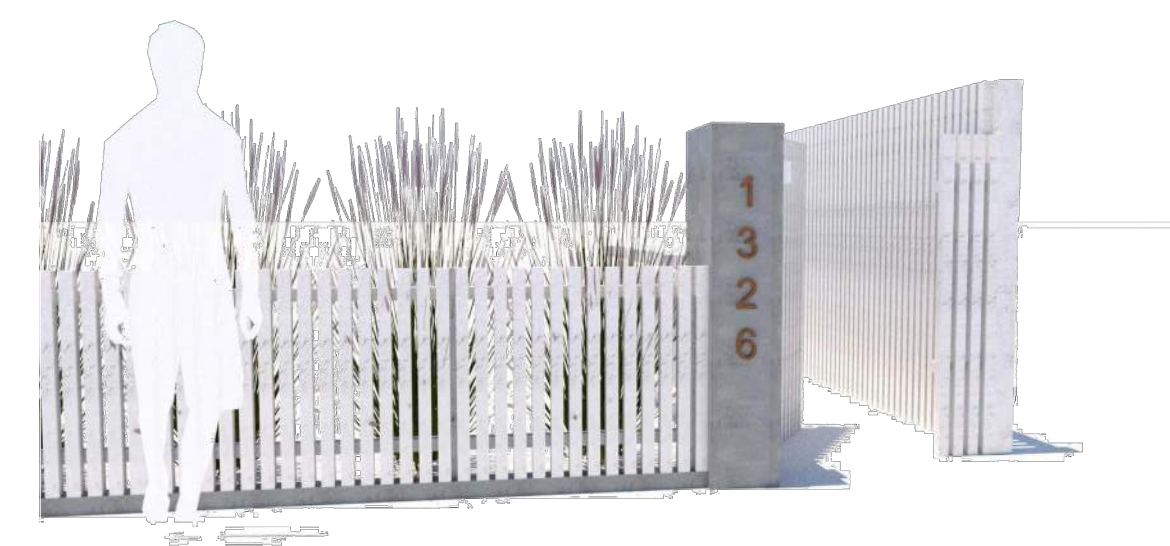
ENTRANCE LIGHTING



CEDAR VERTICAL SLATS



ENTRANCE 3D MODEL



REISSUED FOR
DEVELOPMENT PERMIT
August 22, 2022

Scale: 1:100



L6 Fencing Design

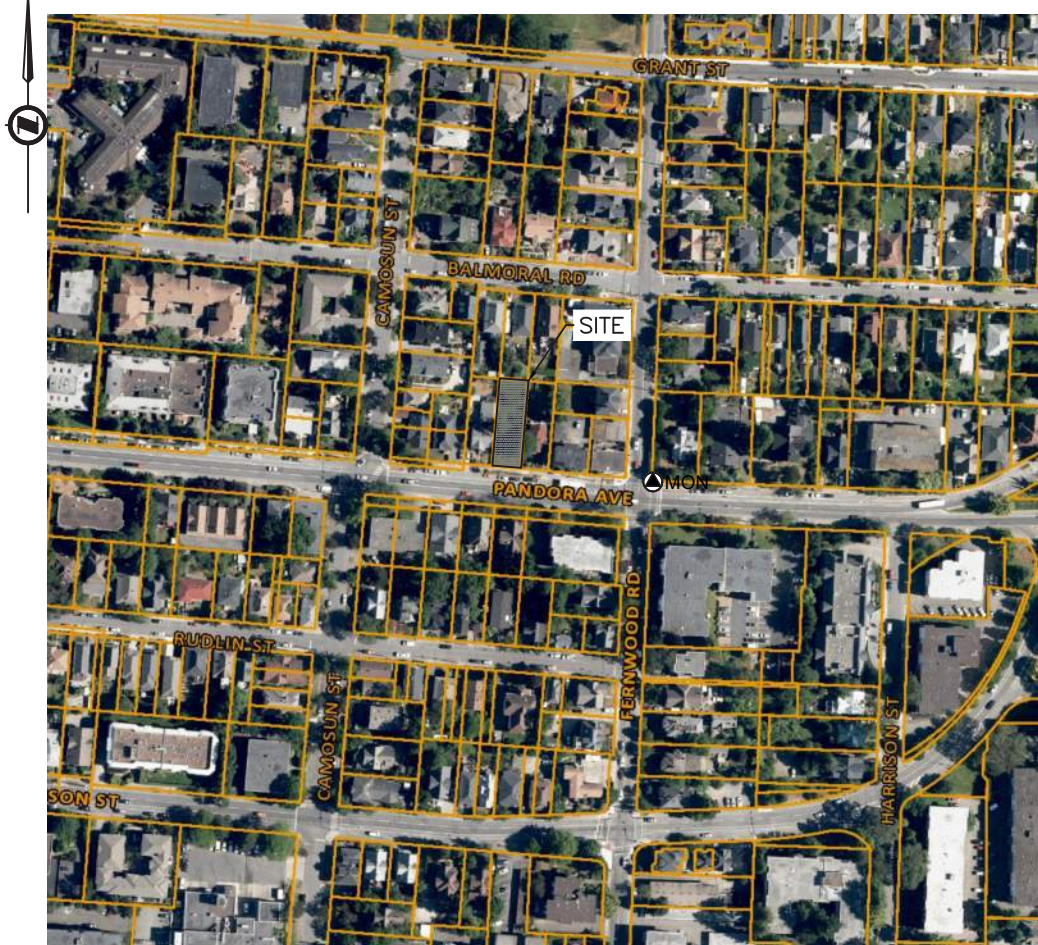
DATE: August, 2022



SITE PLAN
1:200

SHEET NOTES:

- (A) CITY OF VICTORIA TO CAP EXISTING SEWER AND WATER SERVICE AT DEVELOPERS EXPENSE.
- (B) CITY OF VICTORIA TO INSTALL DRAIN SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- (C) CITY OF VICTORIA TO INSTALL SEWER SERVICE TO PROPERTY LINE AT DEVELOPERS EXPENSE.
- (D) CITY OF VICTORIA TO INSTALL WATER SERVICE COMPLETE WITH WATER METER AT DEVELOPERS EXPENSE.
- (E) CONTRACTOR TO INSTALL 3.5m "TYPE B" DRIVEWAY AS PER CITY OF VICTORIA STANDARD DRAWING SD C7b.
- (F) CONTRACTOR TO INSTALL 1.75m SIDEWALK ADJACENT TO PROPERTY LINE AS PER CITY OF VICTORIA STANDARD DRAWING Des 2.



KEY PLAN
NTS

1326 PANDORA AVE
PRELIMINARY SITE
SERVICING PLAN

Scale
horiz. 1:200 vert. N/A
Sheet 1 of 1
Eng. Project No. 32951

JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

ISSUED FOR DEVELOPMENT PERMIT



LEGAL DESCRIPTION: LOT 11, SPRING RIDGE, VICTORIA CITY, PLAN 991
BENCHMARK: MONUMENT 969154
ELEV. 37.560m

ATTACHMENT C



Fern Townhomes

Contents

APPLICATION BRIEF

December 2020
Revised September 2021

PROPERTY

1326 Pandora Avenue
Victoria, BC V8V 3R5

Lot 11, Spring Ridge, Victoria City, Plan 991
PID: 008-123-331

PROJECT TEAM

Curate Developments
September Architecture
Biophilia Design Collective

PROJECT CONTACT

Sam Ganong
Curate Developments
sam@curatedevelopments.com
250 589 3254

APPLICATION TYPE

Rezoning Application
Development Permit Application

ABOUT

This project brief outlines Curate's development vision for a new townhouse development in the Fernwood Neighbourhood. Included in this document is an overview of the proposed development concept, the applicable policy documents and guidelines, and our overall rationale with additional supporting information.

PROJECT TEAM	4
PROJECT VISION	6
PROJECT OVERVIEW	9
NEIGHBOURHOOD CONTEXT	10
SITE CONTEXT	12
PLANNING GUIDANCE	14
Policy Context	14
Mobility Context	15
DESIGN CONCEPT	16
Design Inspiration	18
Key Design Moves	20
Typical Floor Plan	22
Renderings	24
LANDSCAPE DESIGN	30
Landscape Plan	32
Landscape Materials	34
SUSTAINABILITY	36
MATERIALS	37
COMMUNITY ENGAGEMENT	38

Project Team

Curate Developments

Curate is a design focused real estate development company based in Victoria, BC. We work to combine the best of modern approaches with timeless design principles to create homes with lasting relevance and value.

We look for opportunities to help create something a little different. Through our passion for architecture, urban design, and healthy communities, we are driven by our intent on creating better design for life. We seek to partner with like minded groups who inspire us and are dedicated to their craft. Our passion and integrity underscore our decision making process, instilling a foundation where our values guide us.



September Architecture

Founded in 2019 by Brendan Callander and Shiloh Sukkau, September is an emerging practice that specializes in custom residential and hospitality design. With their complementary backgrounds in construction and visual arts, September combines a hands-on approach to objects and spaces with specific attention to material, craft and concept, bringing a generous sensibility to all projects.

With a pragmatic approach to design, September is able to respond creatively to project restraints, and work well with clients who appreciate a thoughtful process, creating effective design that is both socially responsible and relevant. Their projects often invest in material exploration, and include collaborations with local craftspeople and artists to create warm, habitable contemporary spaces.



Biophilia Design Collective

Biophilia is a Victoria based, landscape architectural and design firm established in 2012. We provide full service landscape design and construction supervision services for a wide range of project types – civic, mixed use commercial and multi-family residential. We work closely with the design team and develop strong working relationships with fabricators and landscape contractors.

As our name implies, our company focuses on the natural environment and human interaction with nature. It is with this belief that we begin our design process, creating spaces that enhance the natural environment and connect people with nature. We believe that nature and specifically plants, natural light and fresh air make humans happier. It is with this belief that we begin our design process, creating spaces that connect people with nature and enabling them to heal and thrive.



Project Vision

Fern is a proposed townhouse development in the Fernwood Neighbourhood seeking to create homes centred around the need for more family housing in the city. The contemporary approach will provide a relevant but contrasting form to the neighbourhood's older dwellings while reflecting the eclectic nature of its surroundings.

Guiding Principles

HOMES FOR FAMILIES

Families need more housing options in existing neighbourhoods close to schools, work, and other amenities. All of our units are three bedrooms, with both the interior and exterior of the homes being designed to consider the needs of families. Bright, open living spaces, natural light, large outdoor space, and storage in the right spots are all design elements incorporated into these homes.

ENVIRONMENTAL SUSTAINABILITY

We are dedicated to creating homes that have lasting relevance, which is why we are incorporating several environmentally sustainable elements. This includes committing to Step Code 3, providing EV and E-bike charging in convenient locations, designing passive solar screening, committing to no natural gas, and installing solar panels.

INSPIRING ARCHITECTURE

Our collaboration with September Architecture was a purposeful decision to ensure a creative approach was applied to this narrow in-fill lot. The collective goal is to deliver a contemporary form while reflecting the existing neighbourhood grain. We believe these opportunities to provide contrast between traditional and contemporary ultimately help celebrate the old while responding to our modern times.

CONNECTION TO OUTDOOR SPACE

The relatively urban setting of the property often means outdoor space is an afterthought. The collaboration between architect and landscape architect has produced a concept with the outdoors central to the design. This approach also reflects the needs of families where access to well-designed outdoor space often discourages them from living in more urban settings.



Project Overview

This rezoning and development permit application for 1326 Pandora Avenue is for four three-storey townhouses. Each unit will be 1,475 square feet with three bedrooms, two and a half bathrooms, one parking space and two bicycle storage spaces. The proposed density is 0.99 FSR with a site coverage of 35.8%. The current zoning is R-2 (two-family dwelling district) and the proposed new zone will be site specific.

Neighbourhood Context

Fernwood is a predominantly residential neighbourhood located towards the northeast of the City of Victoria. It has a lively arts culture and has an eclectic character loved by its residents. The Fernwood Square lies at the heart of the neighbourhood and is a pedestrian oriented village centre. The Belfry Theatre anchors the village with a pub, local retail and artisan shops, cafes, and other amenities are supported by the surrounding residents. Fernwood is also well served by schools, parks, and a community centre. Fernwood has a population of 9,975 representing about 11% of the City of Victoria's population and 5,165 households.



Site Context

The property is located mid-block along the north side of Pandora Avenue between Fernwood Road and Camoson Street. The built form along this portion of Pandora Avenue includes a mix of single-family dwellings, duplexes, house conversions, and two to four storey multi-unit residential buildings. To the north of the property are single-family dwellings.



Looking northeast along Pandora Ave



Looking northwest along Pandora Ave



Looking south across from property

Planning Guidance

Policy Context

OFFICIAL COMMUNITY PLAN

In terms of land development, the overarching goals of the plan include having a compact development pattern that uses land efficiently and provides residents with centers supporting economic activity and a diversity of housing options within walking, wheeling, or cycling distance.

Our development proposal responds in a meaningful way to advancing the objectives of the Official Community Plan primarily through providing sustainable, walkable and cycle friendly housing options for families in a relatively urban and compact neighbourhood setting.

LAND USE DESIGNATION

The subject property has a land use designation within the OCP of Traditional Residential. The Traditional Residential areas of the city consist primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including, single, duplexes, townhouses and row-houses, house conversions, and low-rise multi-unit residential and mixed-use buildings up to three storeys in height located along arterial and secondary arterial roads.

The proposed development is located on Pandora Avenue, which is designated as a Secondary Arterial Road. Based on this, the OCP supports multi-unit buildings up to three storeys including attached residential and apartments. The allowable density is up to approximately 1.0 FSR.

Our proposed height of three storeys and density of 0.86 FSR are within the OCP guidelines.

DEVELOPMENT PERMIT AREA 16

Our development proposal will include a Development Permit Application which runs concurrently with our Rezoning Application. As a result, our proposal has been designed in response to the applicable design guidelines of DPA 16: General Form and Character. The design guidelines that have been reviewed and applied are:

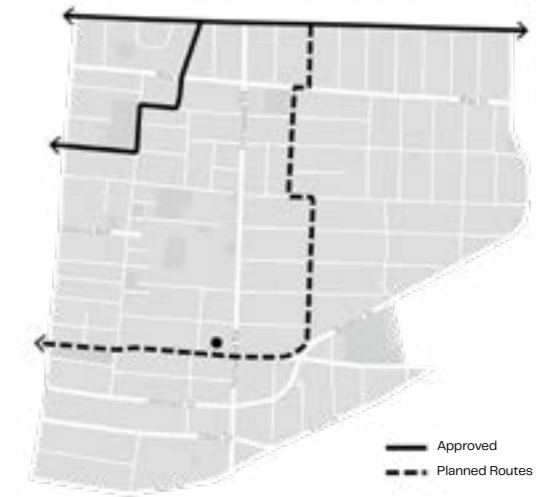
- (a) Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- (b) Design Guidelines for Multi-Unit Residential, Commercial, and Industrial Development (2012)
- (c) Guidelines for Fences, Gates and Shutters (2010)

Mobility Context



GREENWAYS

The property is located adjacent to a the People Priority Greenway running north/south along Camosun Street. This location has as Walk Score of 84 which is defined as very walkable and most errands can be accomplished on foot.



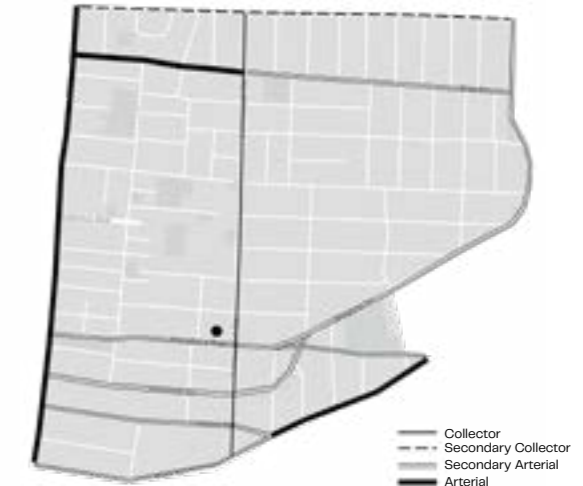
AAA CYCLING NETWORK

Pandora Avenue, east of Cook Street, is planned to see the AAA cycling network extended extend to Begbie Street. This location has a Bike Score of 92, meaning daily errands can be accomplished on a bike.



TRANSIT

With Pandora Avenue being a Frequent Transit Route, the proposed development is well serviced by public transit.



STREETS

The subject property is located on Pandora Avenue which is designated as a Secondary Arterial Road.

Design Concept



The core intention of this project is to provide thoughtfully designed homes for families to live in. A significant amount of consideration has been put into ensuring each home receives a significant amount of daylight, has direct connection with the natural environment, and functions as a modern, warm, comfortable space.

Given the unique parameters of having a narrow and deep site as well as the requirement to provide on-site parking, we wanted to ensure that a connection to green-space was prioritized. The vehicle access and pedestrian access have also been purposefully separated rather than shared which has become common amongst urban infill townhouse developments.

The interior courtyard of each unit is central to the design concept, allowing natural light into all living spaces and providing a seamless extension of the interior living space to the outdoors.

A view into the courtyard is enjoyed from almost every room and corridor in the home and it is accessible from both the patio off the main living space and the master bedroom. This landscaping also extends to the parking level which creates a space that is both bright, safe, and comfortable.

In addition to the courtyards, the front and rear units have additional yard space incorporation patio space, stepping stones, and extensive plantings.

The form of the building is modest in size and fits within the existing character and grain of the neighbourhood. The articulation of the building form allows for privacy and maximizes window sizes to allow for daylight while not jeopardizing loss of privacy.

The design is respectful towards the surrounding neighbours with consideration of privacy having no direct overlooks and carefully considered window placements.

In addition, the internal courtyard spaces are surrounded by a perforated cladding that acts as both a passive solar shade as well as a privacy screen. This cladding will also help diffuse light coming from the units, helping to reduce light pollution.

Each of the unit entries is accessed from the pedestrian pathway along the east of the property. A gate at the entrance to this pathway on Pandora Avenue incorporates way-finding and provides a visual cue leading visitors to the front doors. Each entry is recessed with a metal canopy above and a metal grate at the bottom which is slightly elevated above plantings.

Each front entry is designed to provide an attractive sense of arrival. The entries are recessed with a metal awning for weather protection and a metal grate underneath the foot which is slightly elevated above landscaping. Additional landscaping to the side of each front door, unit numbers, sconce lighting, and overlooking windows all provide a comfortable entry to each home.

Design Inspiration



- 1 Exterior materials to be pre-finished so they age well and require little maintenance. A soft green colour is envisioned.
- 2 A contemporary approach to the exterior featuring private and semi-private outdoor space which are attractive not only during the day but also during the evening.
- 3 Perforated metal screens are incorporated to provide visual interest, a sense of depth to the design, and offer privacy for residents and surrounding neighbours.
- 4 Integrating entries and balconies with softscape offers a well rounded and comfortable design to enjoy at multiple points throughout each unit.
- 5 A central courtyard with understory plantings and a feature tree for each unit provides an urban escape.

Key Design Moves

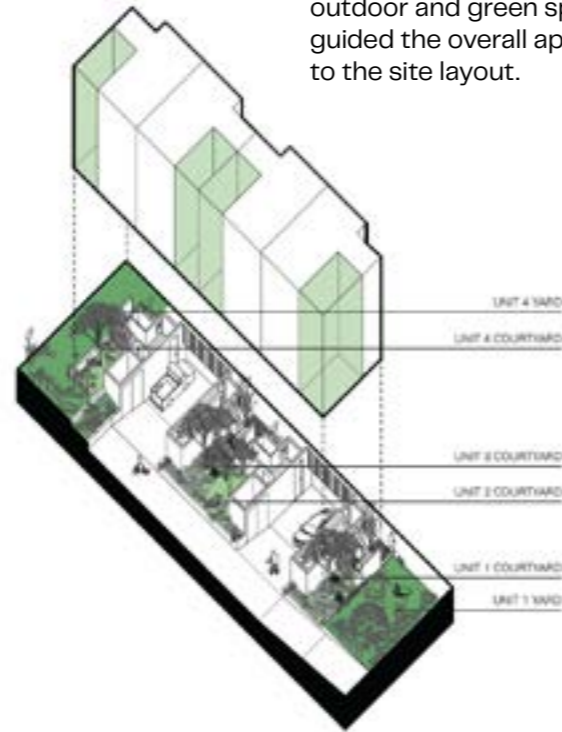
PEDESTRIANS

A key design consideration was to separate the pedestrian access and front doors away from the vehicle access and parking.



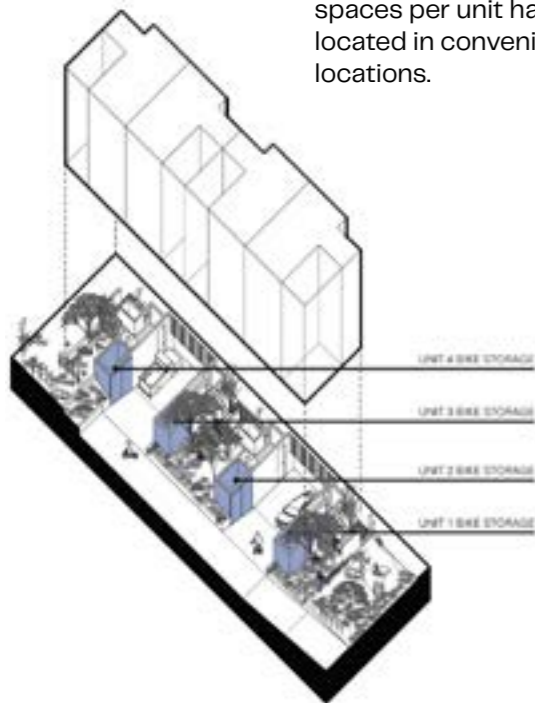
OUTDOOR SPACE

Centering each unit around outdoor and green space guided the overall approach to the site layout.



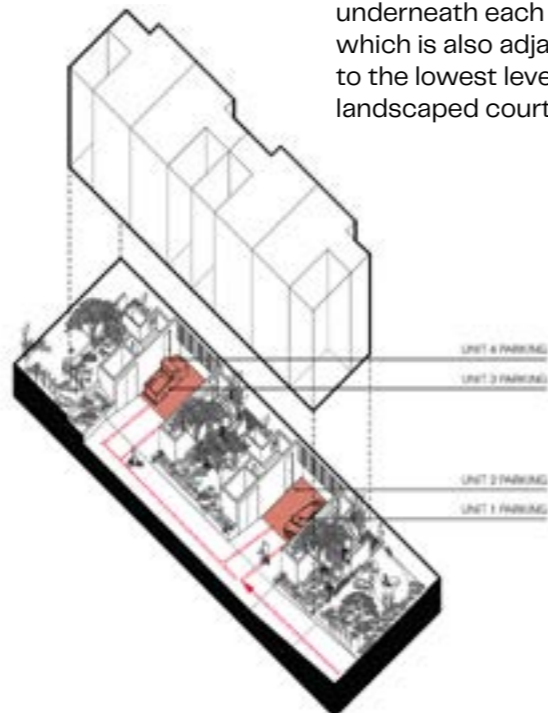
BIKES

Two secure bicycle storage spaces per unit have been located in convenient locations.

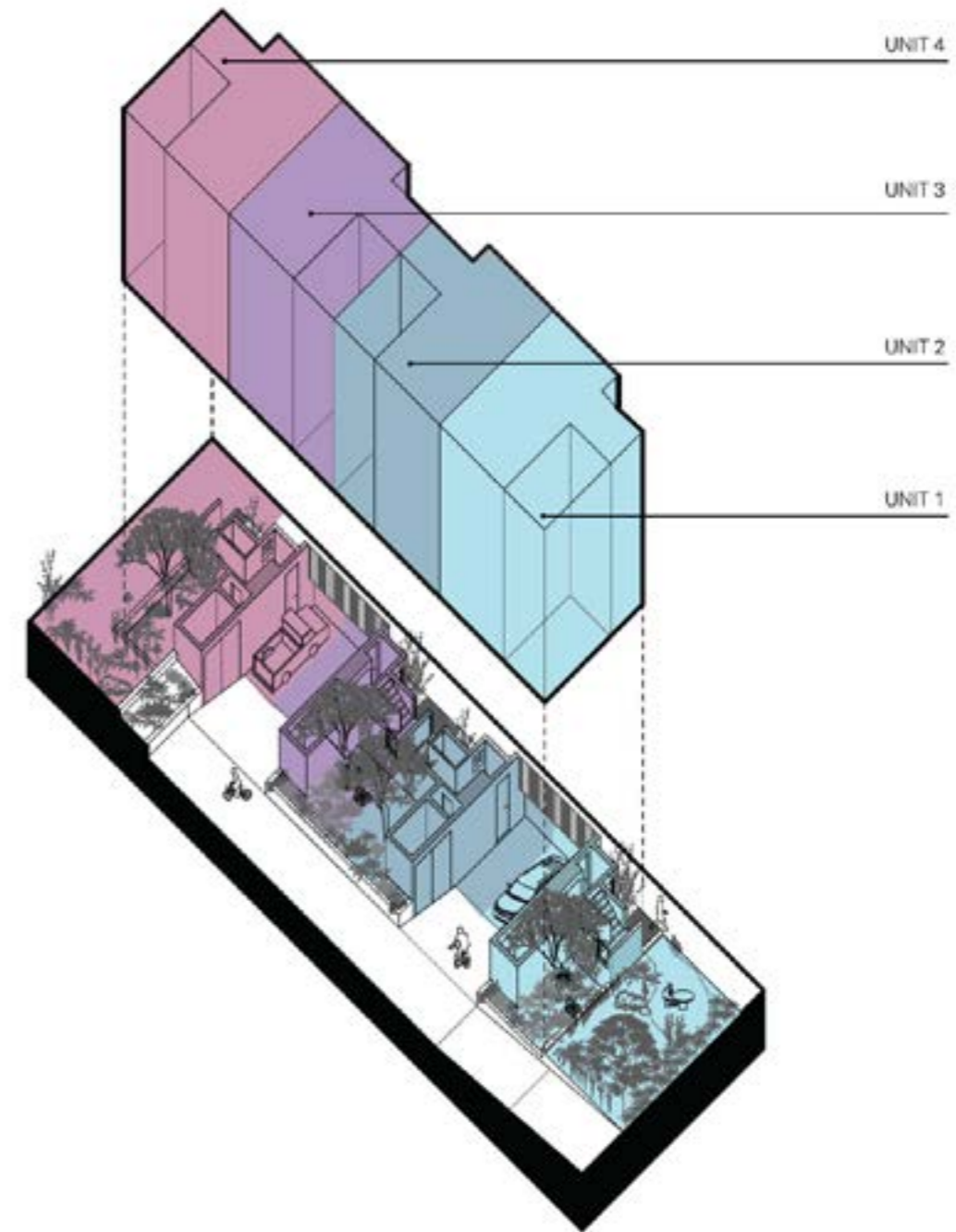


PARKING

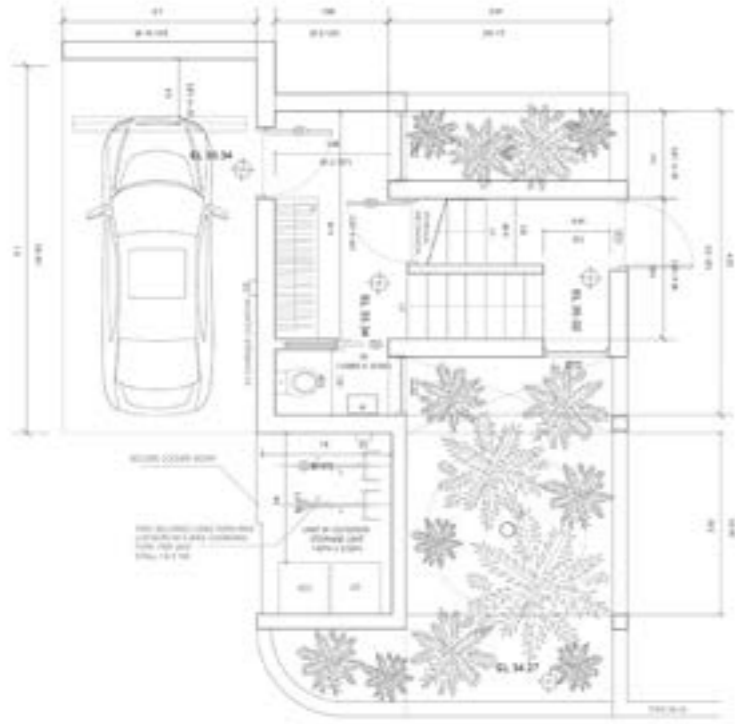
Parking is tucked underneath each unit which is also adjacent to the lowest level of the landscaped courtyard.



UNIT ORIENTATION

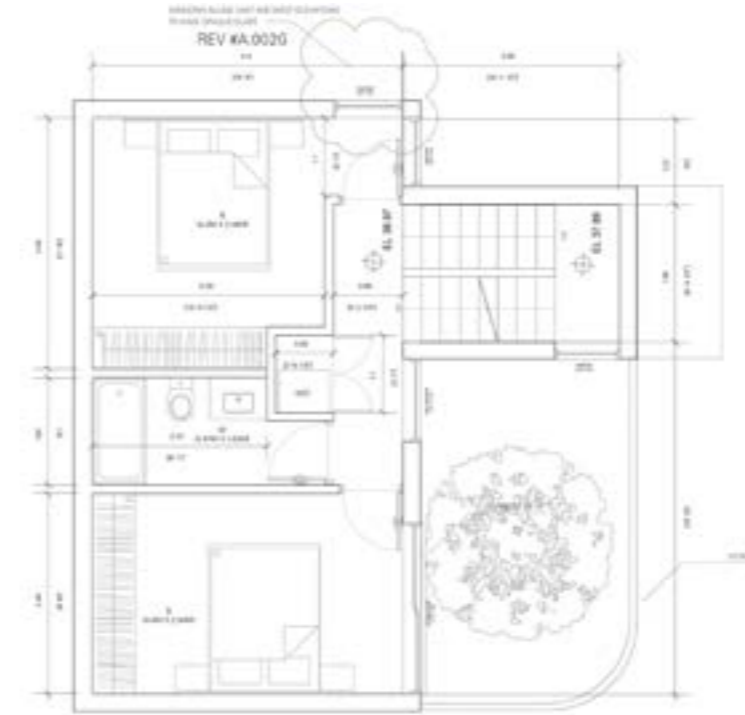


Typical Floor Plan



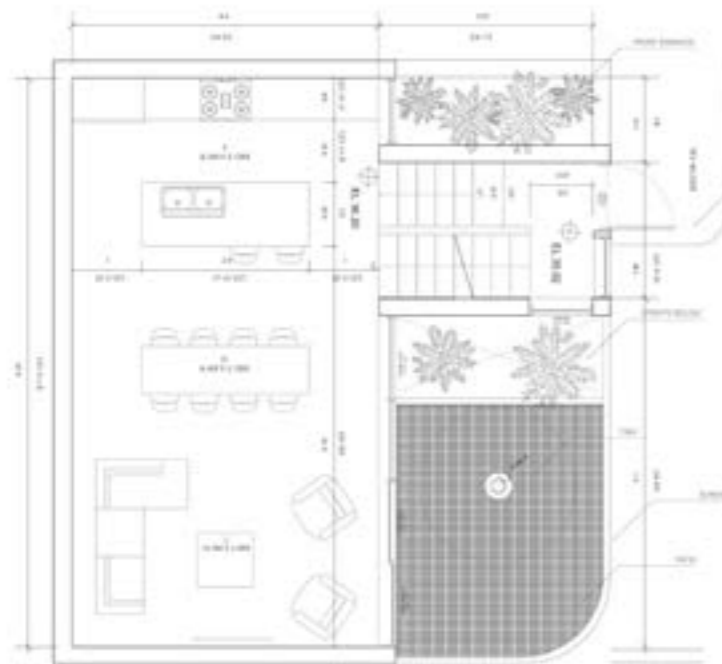
FLOOR 0

The partially below-grade Floor 0 provides covered vehicle parking, secure bicycle storage, mud room with entry closet and a powder room.



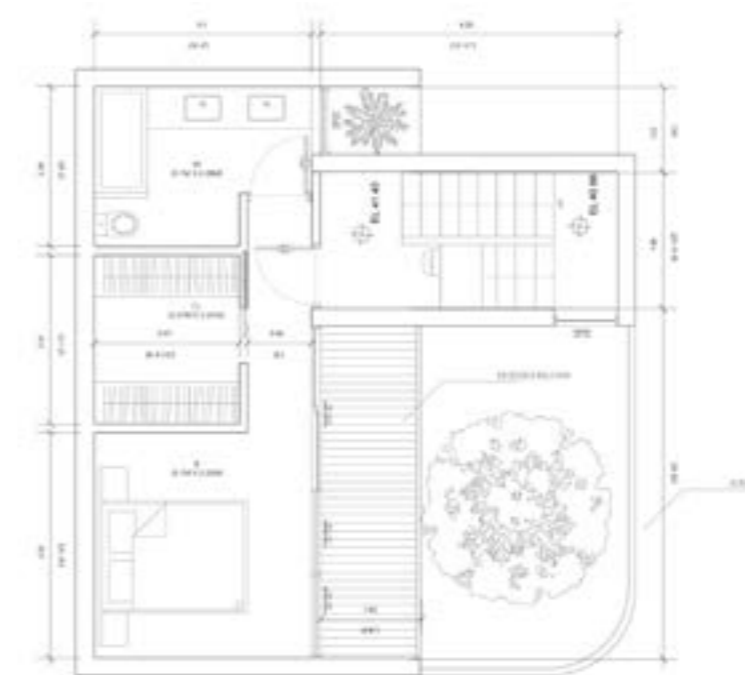
FLOOR 2

The second floor provides the second and third bedrooms, the main bathroom and the washer/dryer/linen closet.



FLOOR 1

This floor functions as the main living area, featuring an open concept living, dining, and kitchen space, with the living room spilling out into the outdoor courtyard featuring a metal grate surface raised above understory softscape.



FLOOR 3

The third floor functions as the primary bedrooms with walk-in closet, and ensuite. There is also a small area at the top of the stairs designed to accommodate a workstation. Lastly, a recessed balcony access from the primary bedroom has been designed so residents can enjoy the outdoor courtyard from above.

Renderings







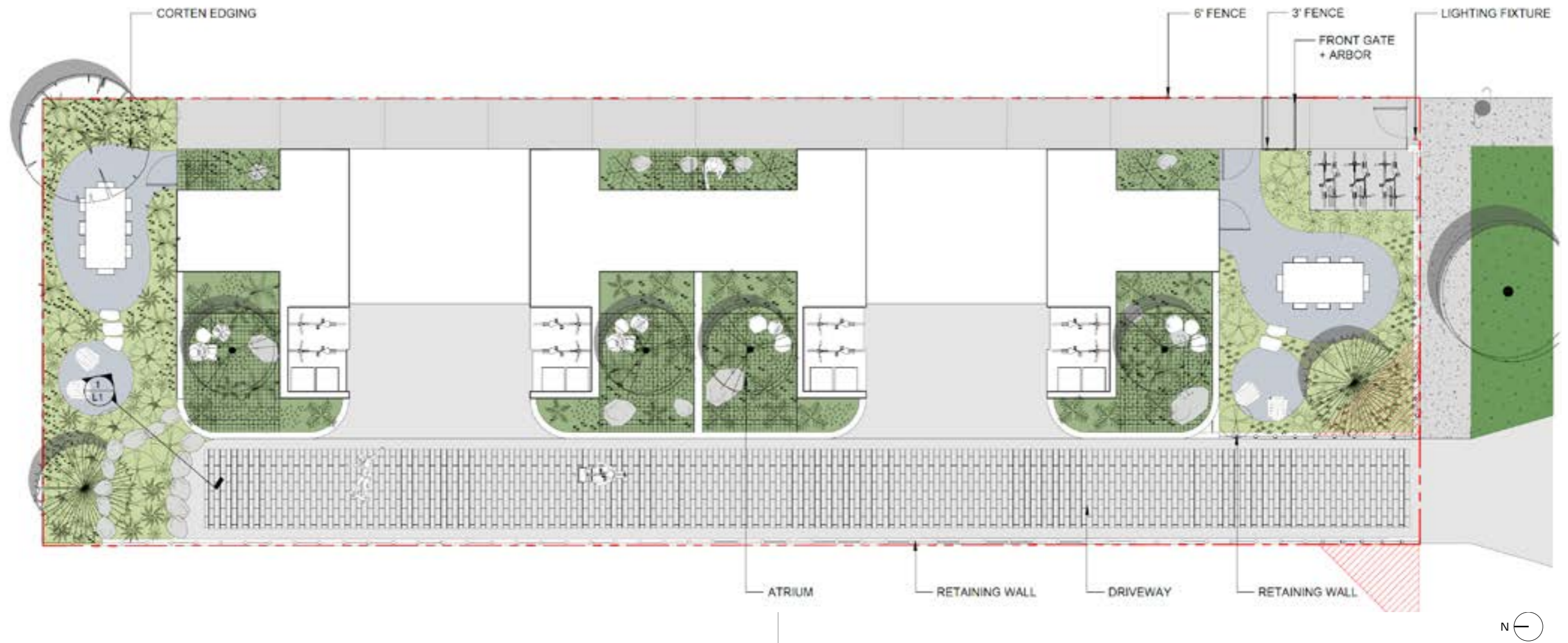
Landscape Design

Our approach to this landscape design was to create gardens that provide meaningful outdoor space for the residents of this development. As these homes are designed for families we provided space for both dining on permeable sealed gravel and play on a lawn area surrounded by gardens. These spaces have a subtle separation of natural stepping stones.

The plant material is layered to create interest and depth in a intimate space. Corten walls are used to elevate the gardens around the lawn and patio to make it feel more intimate and interesting. The fencing is designed to be pervious to light and kept low along the front boulevard transition so as to keep visual connection to the neighbourhood while still having a safe and private boundary for the users.



Landscape Plan



Landscape Materials

PLANTING PALETTE



Bunchberry



Honey Locust Tree



Evergreen Huckleberry



Liriope Silver Dragon



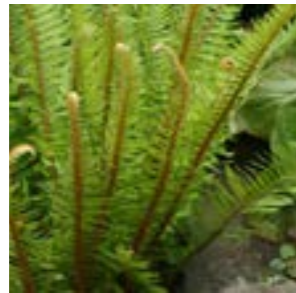
Aralia Cordata Sun King



Spreading Plum Yew



Deer Fern



Sword Fern



Angel's Tears



Artemisia



Liriope Muscari



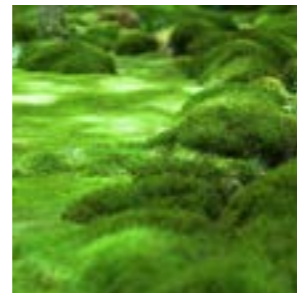
Miscanthus



Koi Bamboo



Grevillea Victoriae



Kokedama Moss

ATRIUM DESIGN

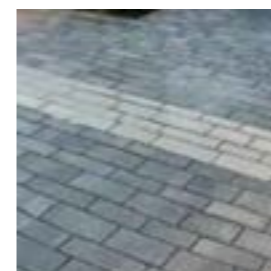


Japanese Tassel Fern



In the interior garden spaces, the central feature is a Japanese Maple which will fill the interior courtyard space and provide a grounding element and focal point for each residence. The understory will be a layered native shade garden of ferns and delicate, lush ground cover. Tall bamboo will provide movement and softening to the exterior facade and entry areas.

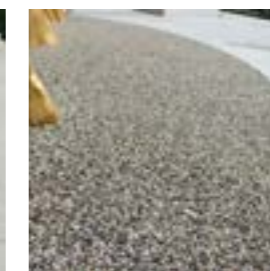
HARDSCAPE MATERIALS



Permeable Pavers



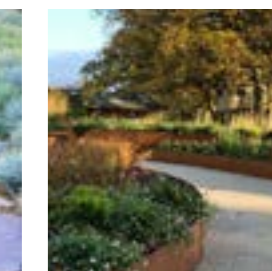
Smooth Concrete



Permeable Gravel



Flagstone



Corten Patio Edging

Sustainability

Base Conditions

STEP CODE

This development will be built to a minimum Step Code 3, meaning the homes will be at least 20% more energy efficient compared to the BC Building Code.

ELECTRIC CHARGING

Each unit will be equipped to include electric vehicle charging stations as well as charging outlets for electric bikes within the bike storage area.

Upgraded Conditions

PASSIVE SOLAR

The design incorporates perforated screens in front of the primary living space windows to not only act as privacy screening but also to reduce passive solar gain. This will help keep the units cool in the summer months, reducing the need for mechanical cooling.

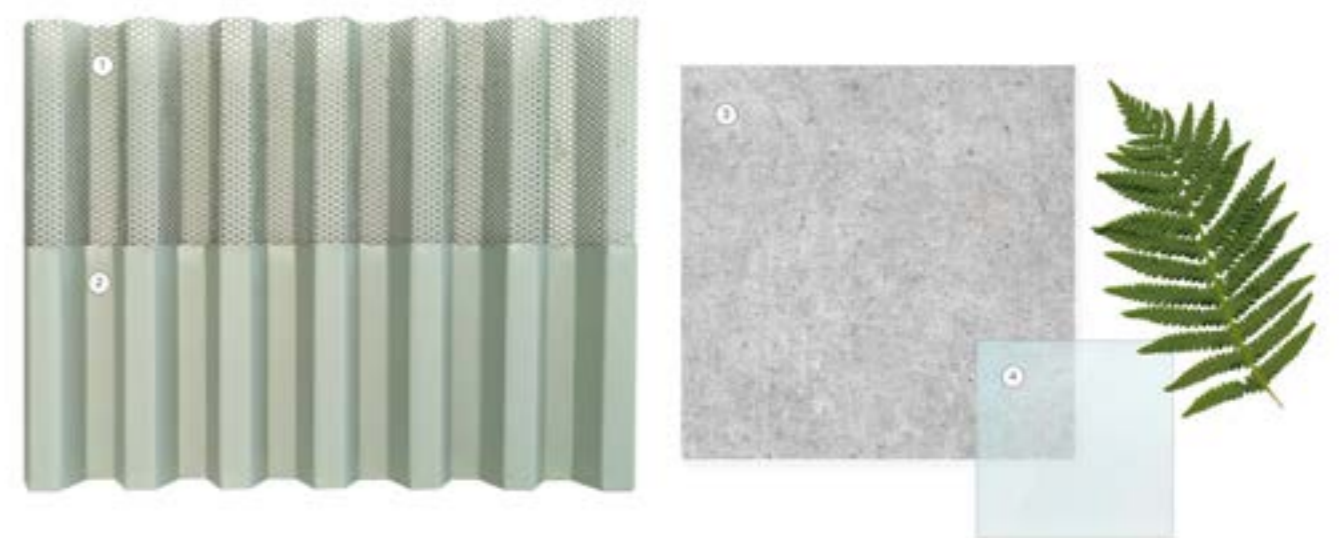
SOLAR PANELS

Each unit will include approximately 92 square feet of solar panels on the roof. This will provide each unit with a 1.7kW system resulting in about 2000kWh of solar production per unit per year. This will provide an approximate 15% energy offset.

NATURAL GAS

We are dedicated to creating sustainable and environmentally friendly homes, and for this project we are committing to eliminating the use of natural gas reducing the emissions of greenhouse gases.

Materials



1. Corrugated perforated metal screen in mist green
2. Corrugated metal siding in mist green
3. Cast in place architectural concrete
4. Transparent glass windows with white vinyl frames

Community Engagement

We look for opportunities to engage with neighbours and other community stakeholders in a variety of ways and as often as possible. We are also dedicated to maintaining positive engagement throughout the development application process, and not just as we work through the preliminary application process.

Engagement To-Date

DIRECT MAIL

A direct mailer was sent to all immediately adjacent neighbours to introduce them to Curate and let them know we would be bringing forward a development proposal for the property.

PRESENTATION TO FERNWOOD NA

On November 5, 2020 the project team including the architect and landscape architect presented a preliminary development concept to the Fernwood Neighbourhood Association.

ONE-ON-ONE MEETINGS

We have spoken with and met directly with several of the immediately adjacent neighbours to discuss our preliminary development proposal.

REZONING APPLICATION NOTICE PERIOD

As per the current CALUC process, a 30 day notice period whereby neighbours, residents, and other stakeholders were encouraged to provide feedback commenced on December 7, 2020.

Engagement Channels

APPLICANT CONTACT

Sam Ganong
250 589 3254
sam@curatedevelopments.com

841 Fort Street
Victoria, BC V8W 1H8

FERNWOOD COMMUNITY ASSOCIATION LAND USE

Alieda Blandford
Kristin Atwood
250 384 7441
fernwoodlanduse@gmail.com

1923 Fernwood Road
Victoria, BC V8T 2Y6

CITY PLANNING

Jim Handy
250 361 0523
jhandy@victoria.ca

No. 1 Cenennial Square
Victoria, BC V8W 1N9





FERNWOOD COMMUNITY ASSOCIATION

January 20, 2021

Attention: developmentsservices@victoria.ca

Regarding: 1326 Pandora Avenue Rezoning Pre-Application: Community Feedback

Dear Mayor and Council;

As you know, Curate/September have submitted their rezoning pre-application for the property at 1326 Pandora Avenue, where they propose to build four row homes, requiring a rezoning from R-2 to R-T. The pre-application consultation process unfortunately ran across the holiday season from December 10, 2020 to January 11, 2021, and this may have resulted in low uptake among those within 100 metres of the property who were invited by mail to participate; the use of an online forum as a covid-19-safe alternative to community meetings may also be resulting in less engagement overall at this stage in the development application.

For whatever reason, only one comment form was received before the pre-application consultation was closed and the pre-application listing on the City of Victoria's development tracker application was archived. The comment received is retained verbatim below.

Fortunately, it is the policy of the Fernwood Community Association Land Use Committee to request that developers hold the 'informal' stage of the pre-application consultation at a monthly meeting so that local residents have an opportunity to provide feedback at the earliest stage possible. Curate/September attended the Land Use Committee meeting on November 5, 2020, and we are pleased to be able to forward the feedback gathered at that meeting along with the comments collected by the City's pre-application consultation process.

A description of the feedback received is appended to this letter. These comments are offered in the spirit of encouraging the developer to be a good neighbour and to proceed with thoughtful consideration as to how their proposed project will fit into the existing neighbourhood, as well as how it may affect those living in proximity.

Should you wish to discuss these comments further, please contact Kristin or Alieda at fernwoodlanduse@gmail.com.

Yours sincerely,
Kristin Atwood and Alieda Blandford, Co-Chairs
Fernwood Community Association Land Use Committee

/send to caluc@victoria.ca



FERNWOOD COMMUNITY ASSOCIATION

Comments on the Proposed Development at 1326 Pandora Avenue:

1. Affordability

The neighbours understand that as a small development, this project is exempt from contributing to Victoria's affordable housing fund. However, some neighbours pointed out that the proposed price point means that this much-needed family housing will actually be out of the range for a family of average income in Victoria. Community members expressed the wish that the developer will find even some small way to contribute to the affordability housing fund, to acknowledge this urgent issue in our community.

2. Tree Loss

Neighbours expressed disappointment that the robust mature trees on the lot will be removed. The development plans indicate that in total five trees will be removed, including three protected trees, and that they will not be able to replace the removed trees at the required rate. The arborist assessment submitted by the developer indicates that two of these trees are suitable for retention, and we would like the developer to reconsider retaining these trees.

3. Sight Lines and Sun Exposure

This development amounts to a 3-storey building beside two smaller houses which have had an empty space beside them for a long time. Therefore, the LUC recommended that the developer make available information on sight lines for the adjacent properties (including neighbours to both sides and the adjacent property that backs on from Balmoral Avenue) as well as sun exposure. Concerns about sun exposure can be read in the pre-application comment as well, with the neighbour identifying the impact on their backyard garden as a potential issue. The LUC wishes to emphasize this concern as we are dedicated to supporting food security, including enabling residents to grow their own food as much as they desire.

Unfortunately, the developer did not take our recommendation and provide information on sight lines and sun exposure aimed at a lay audience, so neighbours were denied the opportunity to understand the impact on light and view. We would like the developer to complete this work before moving further in the application process and would like the City to ensure that immediate neighbours be given another opportunity to comment once this is provided.

4. "Look and Feel" and Fit

Neighbours indicated that they did not like the metal siding proposed for the buildings as it seems very industrial and not in keeping with the look and feel of other buildings in that area. We urge the developer to consider an alternative with a more natural and neutral appearance.

Relatedly, neighbours felt that the building seemed closed off from the street. While we understand the need to create private spaces and insulate the units from the busy traffic on Pandora, we hope the developer will give some attention to how the building interacts with the sidewalk and street. In addition to being a traffic connector, Pandora is used by many pedestrians and cyclists. A more open design that integrates with the street may be more appealing as well as adding 'eyes to the street' to address safety concerns.



FERNWOOD COMMUNITY ASSOCIATION

Verbatim comment submitted via the City of Victoria Development Tracker online Form:

Other (please specify) - I support a development for housing but I don't support the look or price point of the units.

I feel like 4 homes could work on that spot. Although the price point is very expensive per unit. I like modern design...west coast modern. More wood inter-mixed with other substances...like concrete or brick. This plan looks more like an office building. Why hide everyone in a 'bubble' or 'jail cell'. It just doesn't look like a warm and inviting structure as per the brochure. It would be better for the builder to consider the rest of the street and neighbourhood and try to fit in. Modern is good but this is over the top. You have backyard neighbours to consider as well. This structure would be an eye-sore, I'm sorry to say. We will have to grow our hedges quite high to block this and it will also be blocking our backyard light so our urban garden may suffer for the shade.

Survey Responses

1326 Pandora Avenue Feedback

Have Your Say

Project: 1326 Pandora Avenue



VISITORS

2

CONTRIBUTORS

1

RESPONSES

1

0

Registered

0

Unverified

1

Anonymous

0

Registered

0

Unverified

1

Anonymous



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Dec 31, 2020 12:57:19 pm

Last Seen: Dec 31, 2020 12:57:19 pm

IP Address: n/a

Q1. What is your position on this proposal?

I support a development for housing but I don't support the look or price point of the units.

Q2. Comments (optional)

I feel like 4 homes could work on that spot. Although the price point is very expensive per unit. I like modern design...west coast modern. More wood inter-mixed with other substances...like concrete or brick. This plan looks more like an office building. Why hide everyone in a 'bubble' or 'jail cell'. It just doesn't look like a warm and inviting structure as per the brochure. It would be better for the builder to consider the rest of the street and neighbourhood and try to fit in. Modern is good but this is over the top. You have backyard neighbours to consider as well. This structure would be an eye-sore, I'm sorry to say. We will have to grow our hedges quite high to block this and it will also be blocking our backyard light so our urban garden may suffer for the shade.

Q3. Your Full Name

Kate Wallace

Q4. Your Street Address

1289 Balmoral Rd.

1


2023

CITY OF VICTORIA | Sustainable Planning & Community Development

Rezoning and Development Permit with Variances Application

For 1326 Pandora Avenue


COMMITTEE OF THE WHOLE | June 29, 2023



1

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Aerial Photo




2



3

Subject Property



3

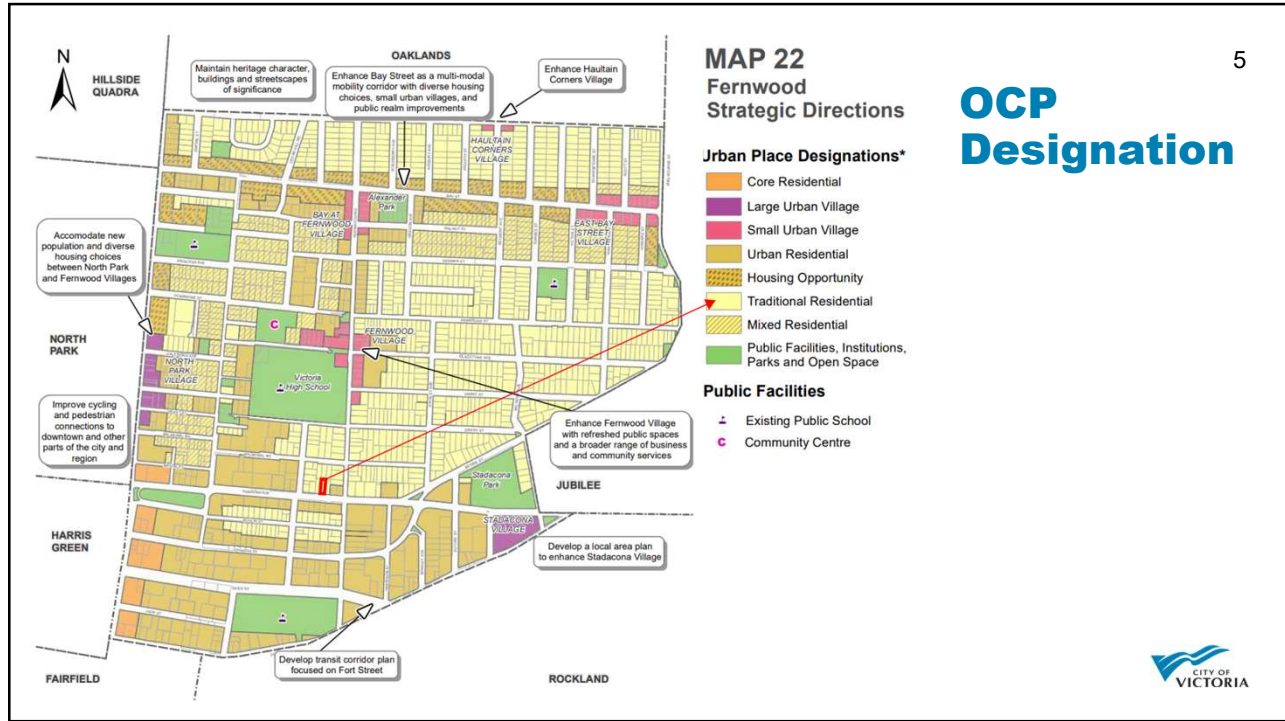


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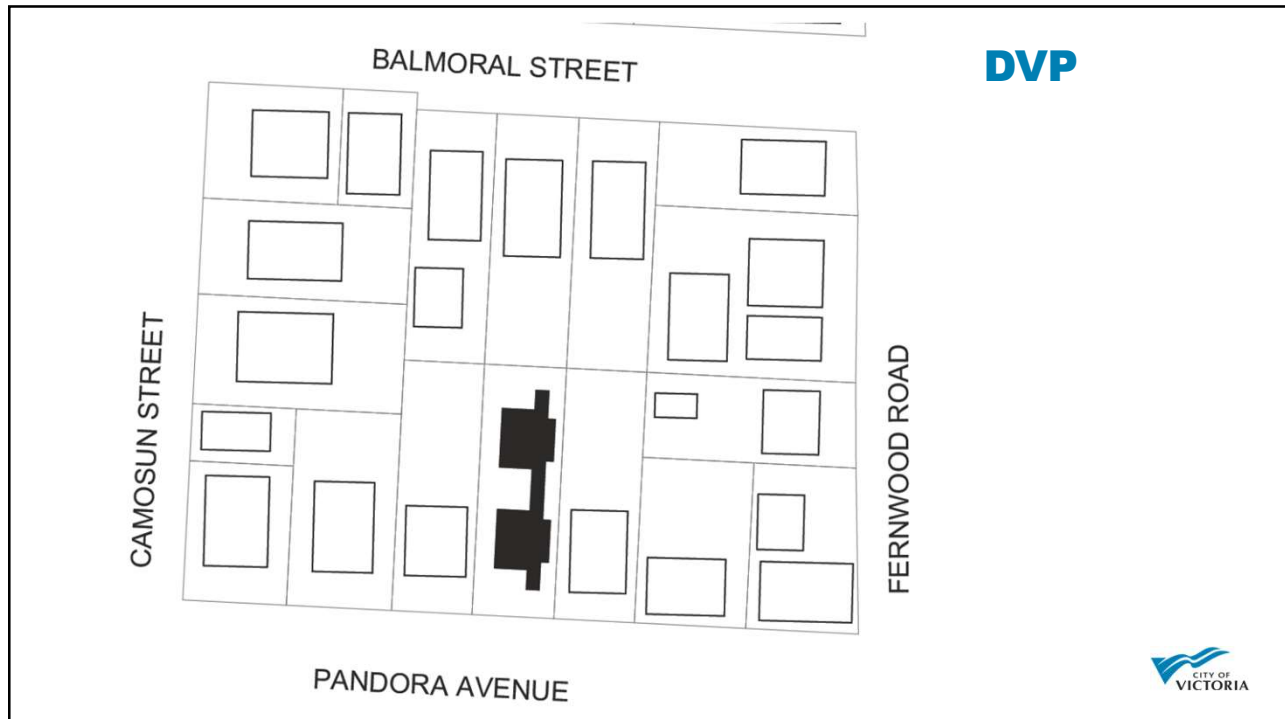
Neighbouring Properties



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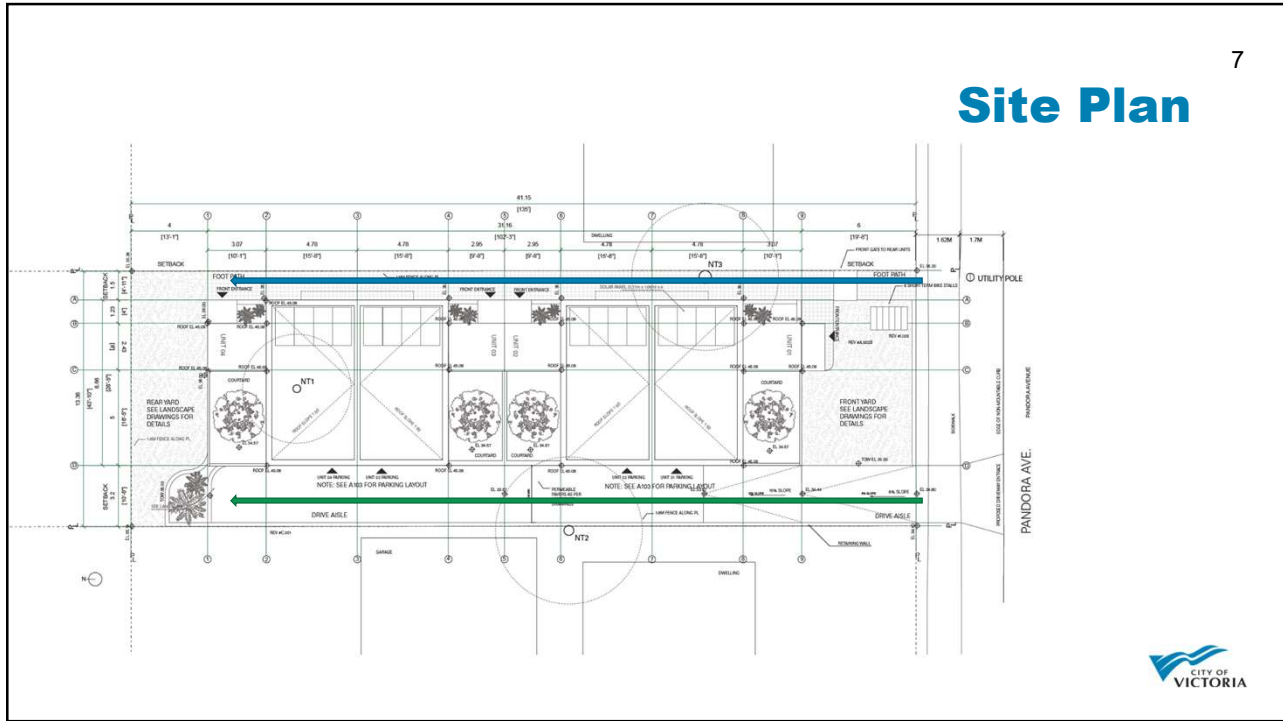
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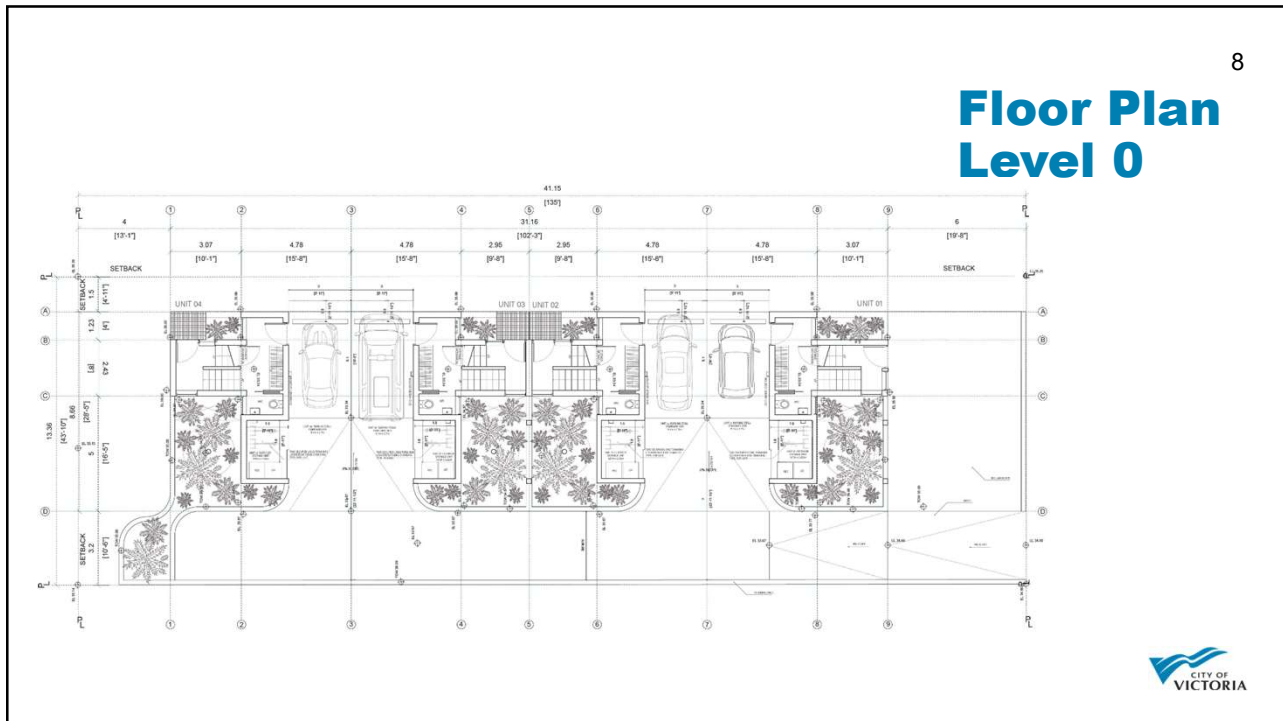
Site Plan



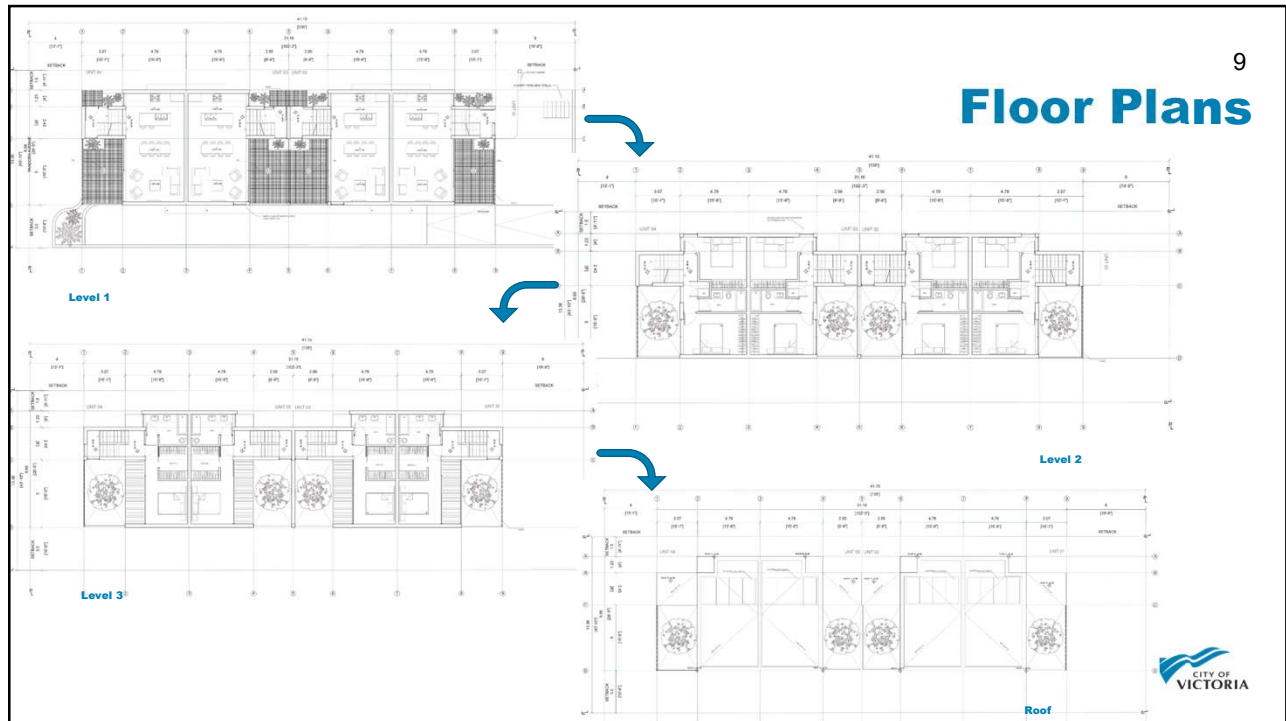
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Floor Plan Level 0



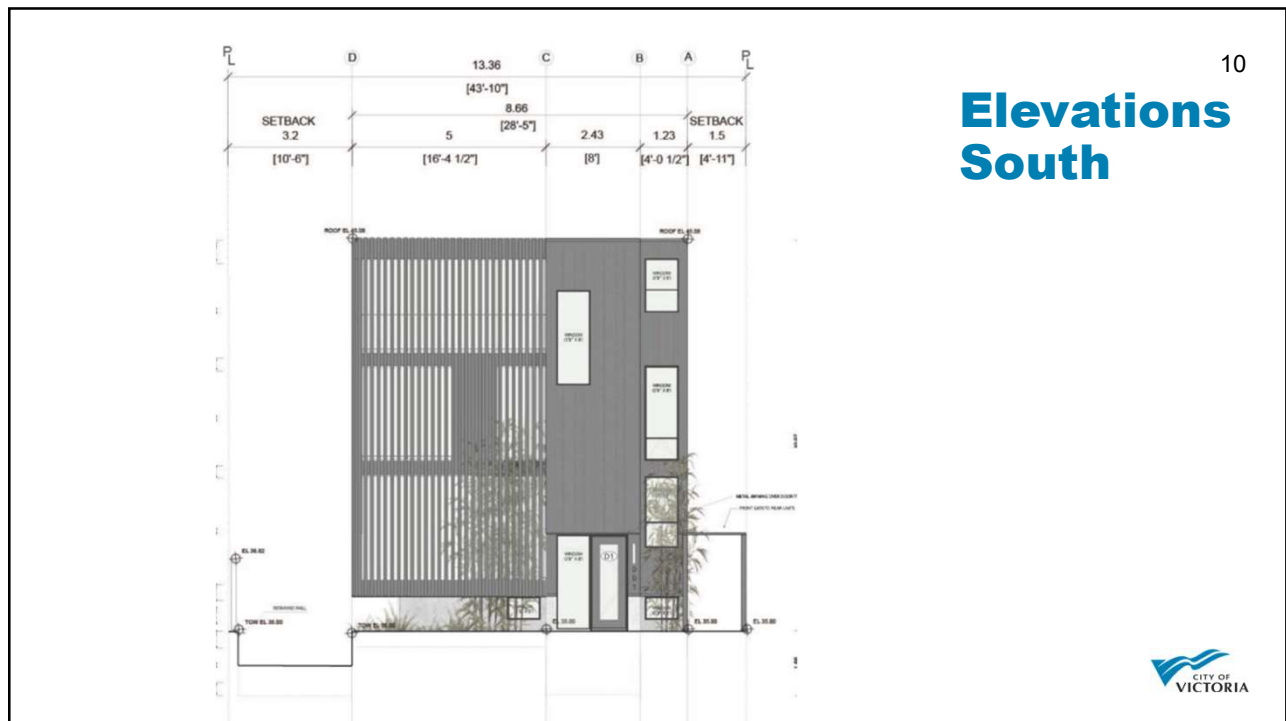
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Floor Plans

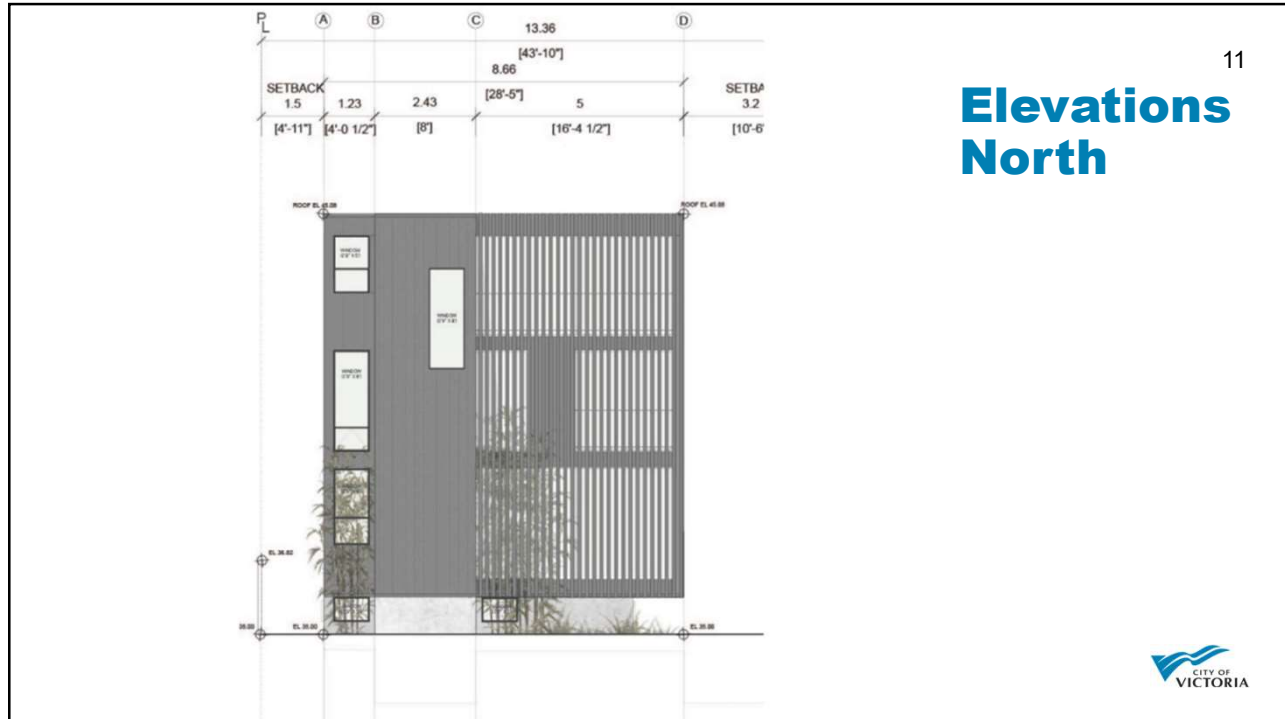
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Elevations South

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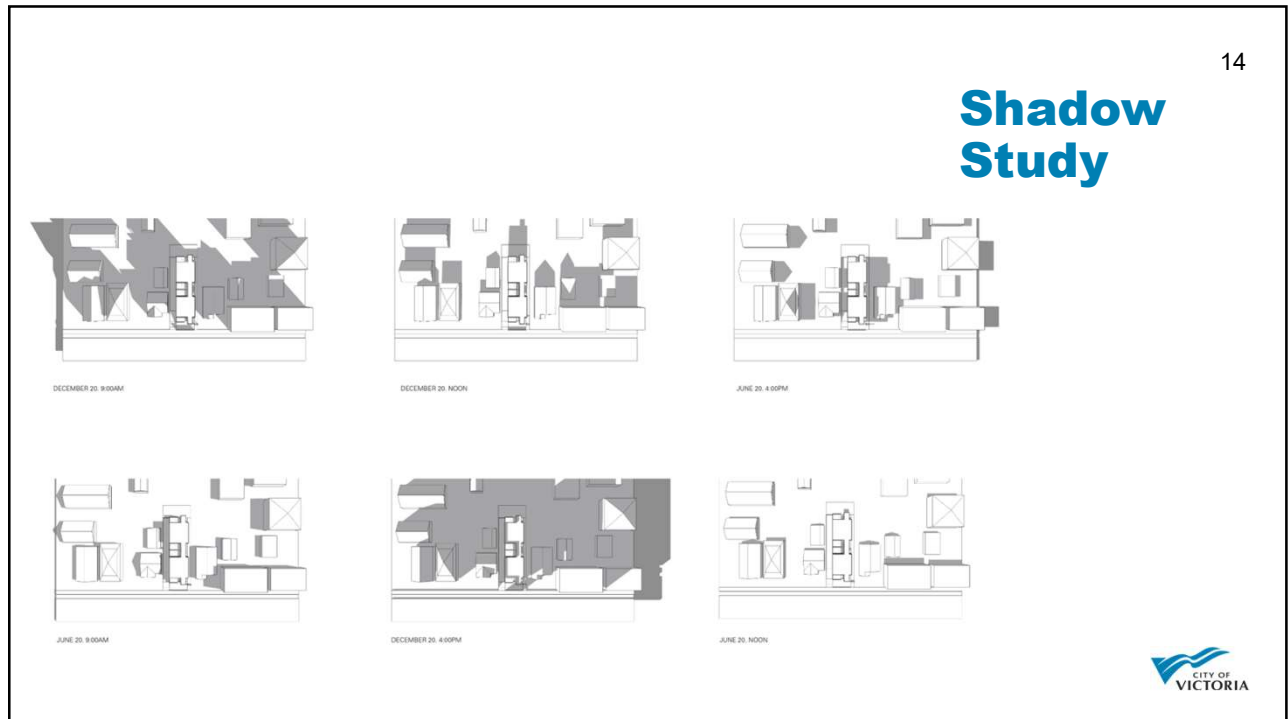
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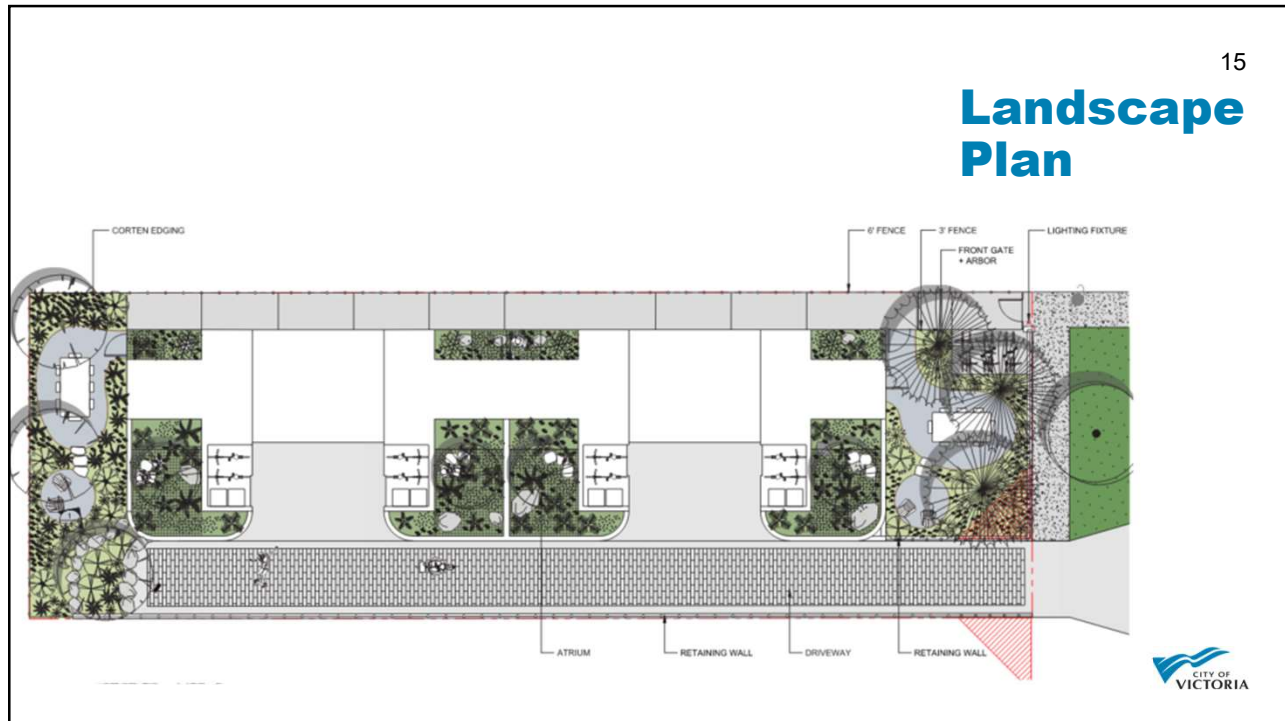
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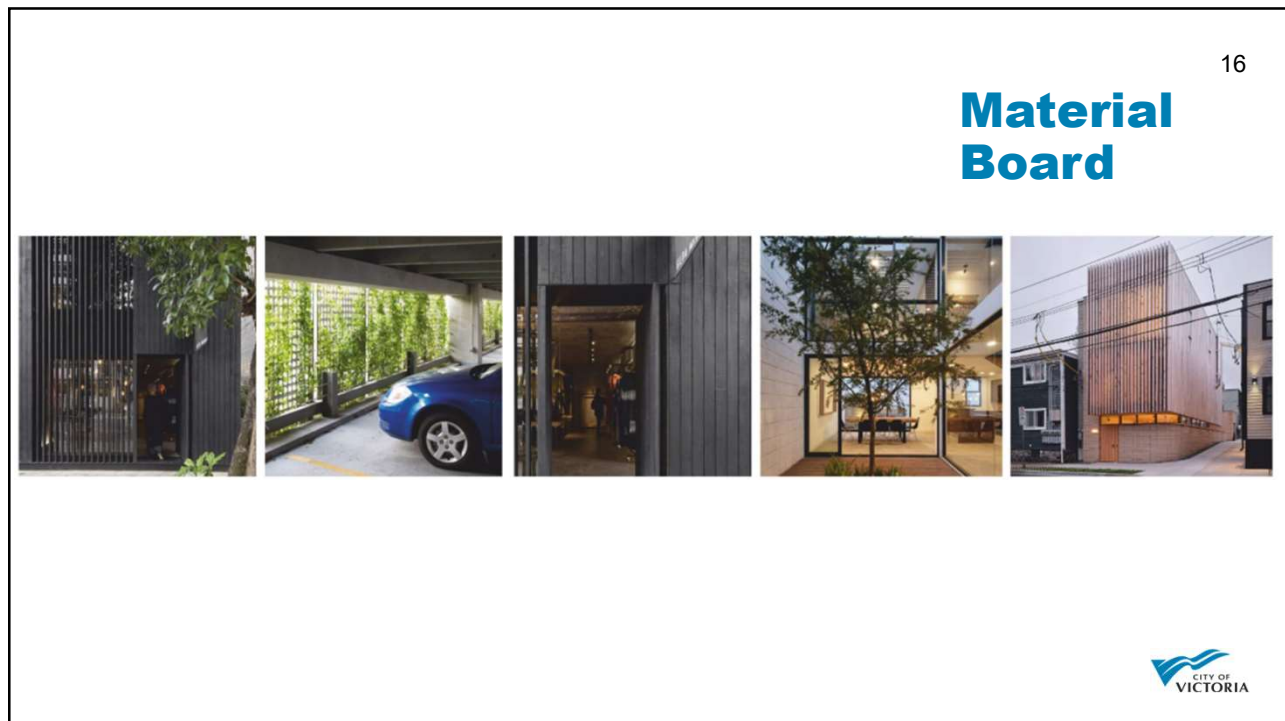
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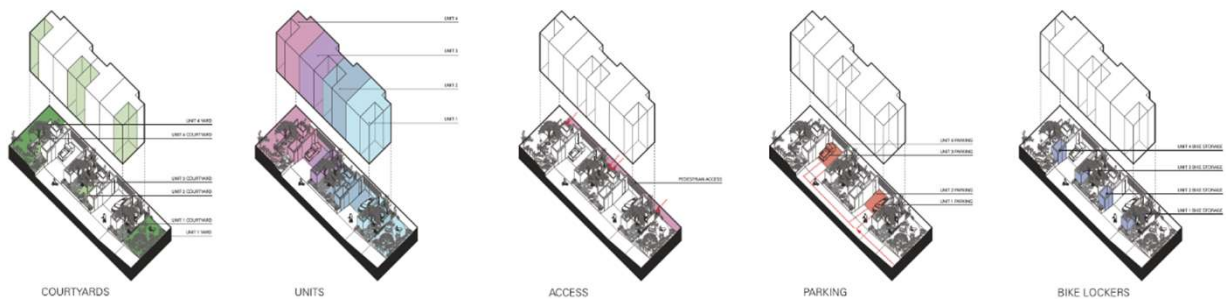
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ADP

- Further reconsideration of the corrugated metal cladding and perforated screening
- Further reconsideration of the side yard elevations in terms of materiality, massing and articulation
- Consideration of adding additional trees

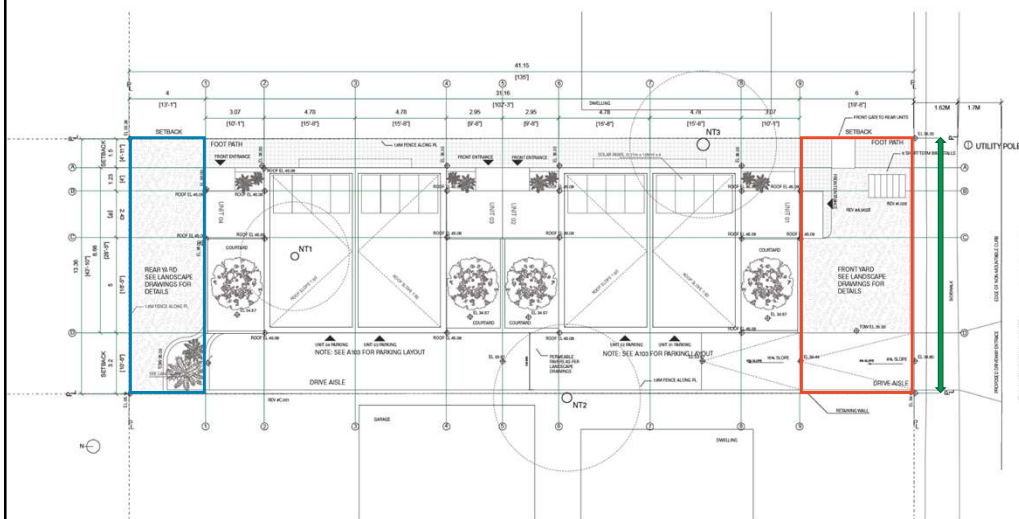


Extra Slides

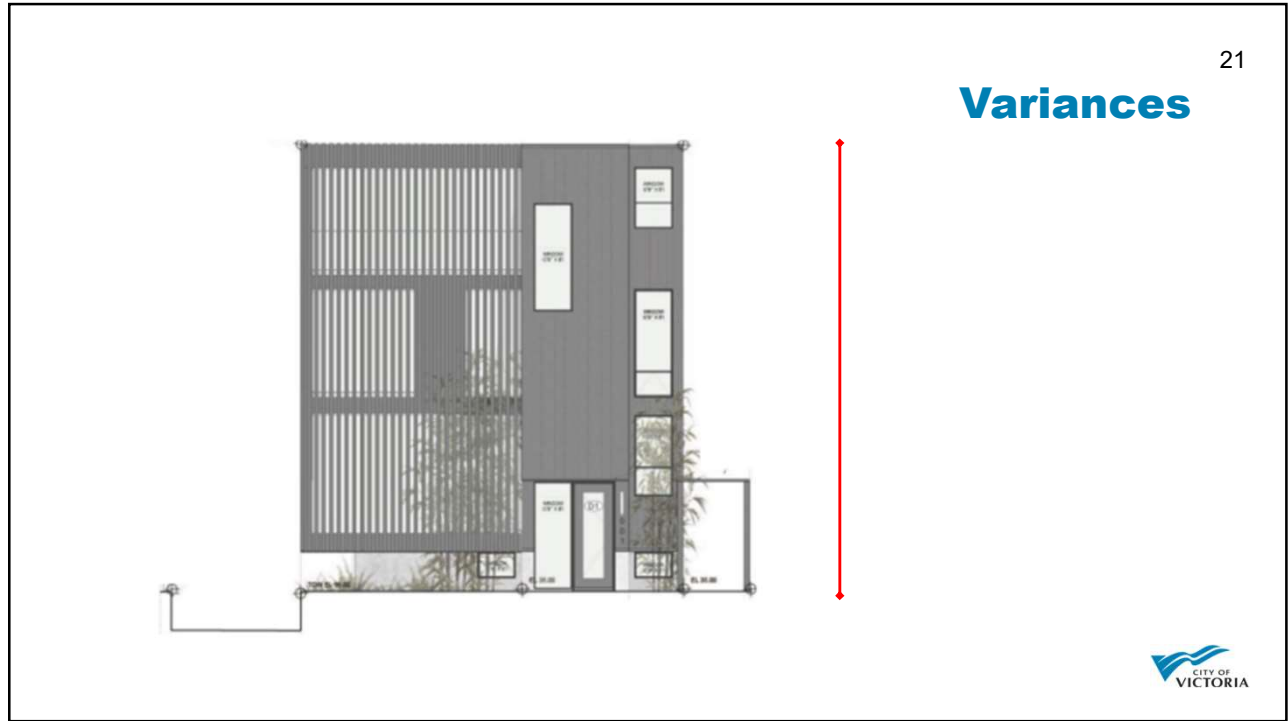


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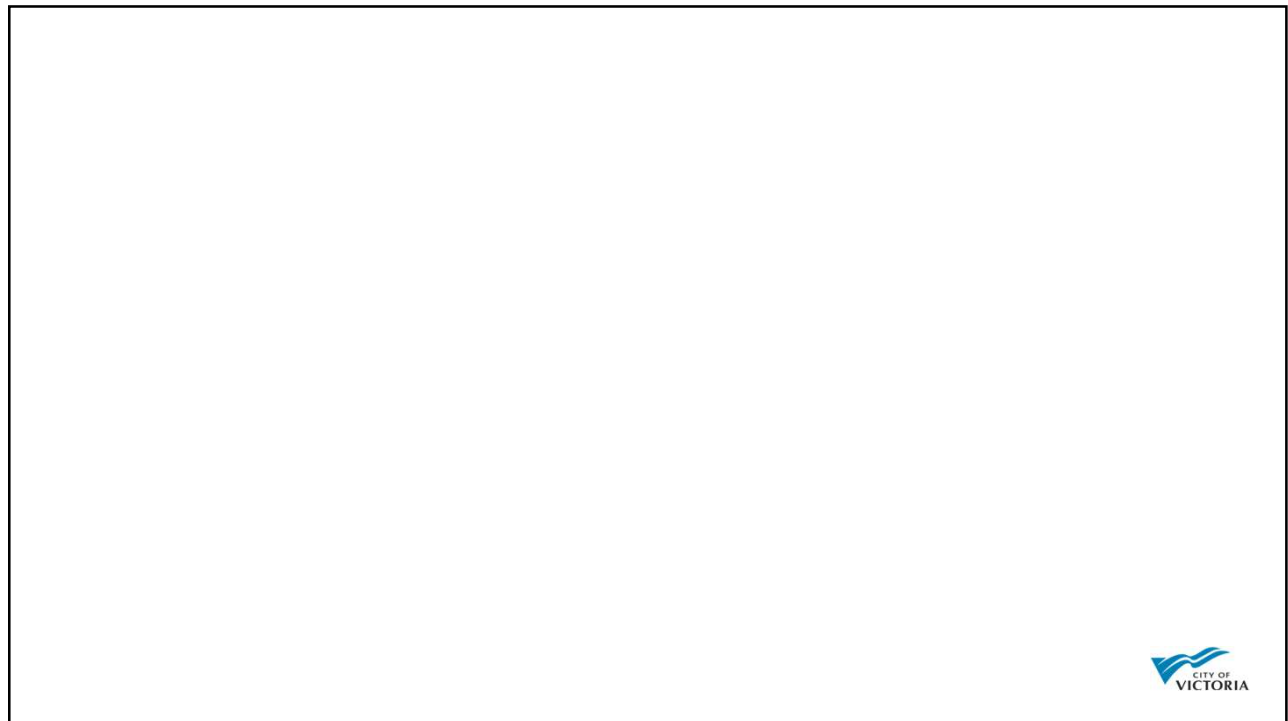
Variations



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