

1326 Pandora Avenue.





FORMWELL

Home Builder and
Residential
Developer

Callander Architecture

Architecture

B I O P H I L I A

Landscape
Architecture

Project Values

1. Homes for Families

Creating warm and habitable spaces that maximize natural light and passive ventilation.

2. Environmental Sustainability

An overall guiding principle of environmental sustainability through material decisions that consider building life-span and embodied energy.

3. Inspiring Architecture

A contemporary exterior form that contributes to the neighbourhood scale and character.

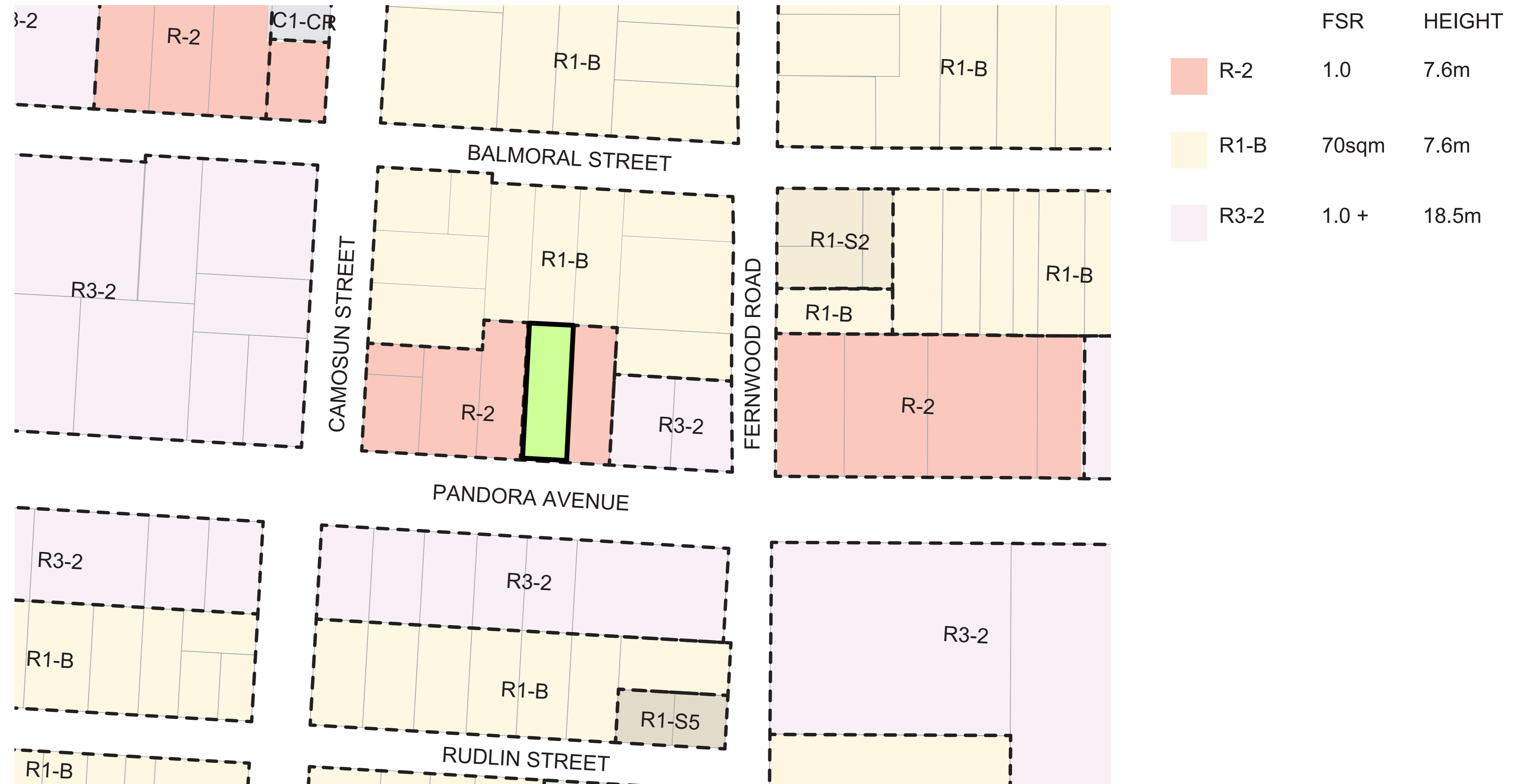
4. Connection to outdoor space

A primary focus on a connection to outdoor space throughout the building including at the parking level and the integration of private outdoor spaces.

Site Context



Vacant lot on Pandora Avenue between Camosun and Fernwood.

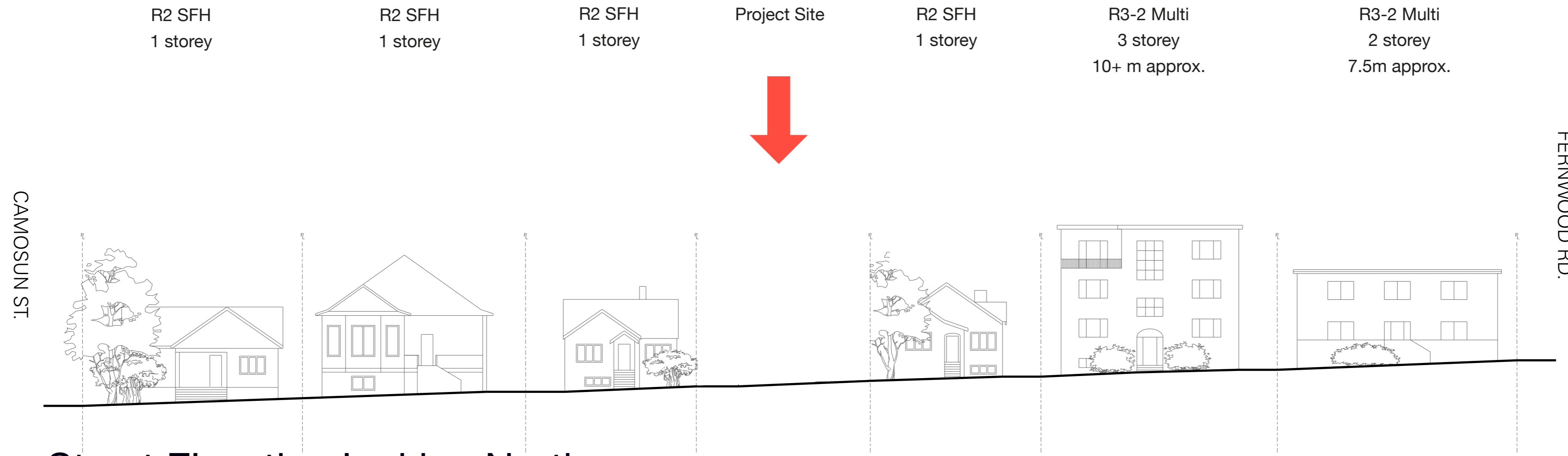


A mix of zoning types with different density, style, and height are seen in the neighbourhood and along Pandora Avenue.

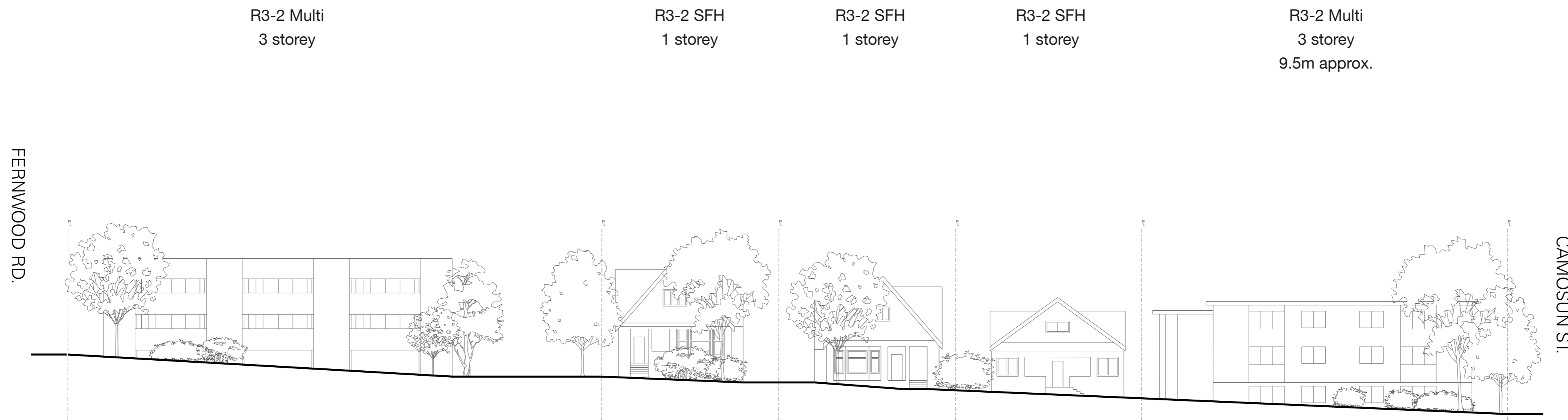
- Single Family
- Multi-Unit under 10
- Multi-Unit over 10



Different density seen along Pandora Avenue.

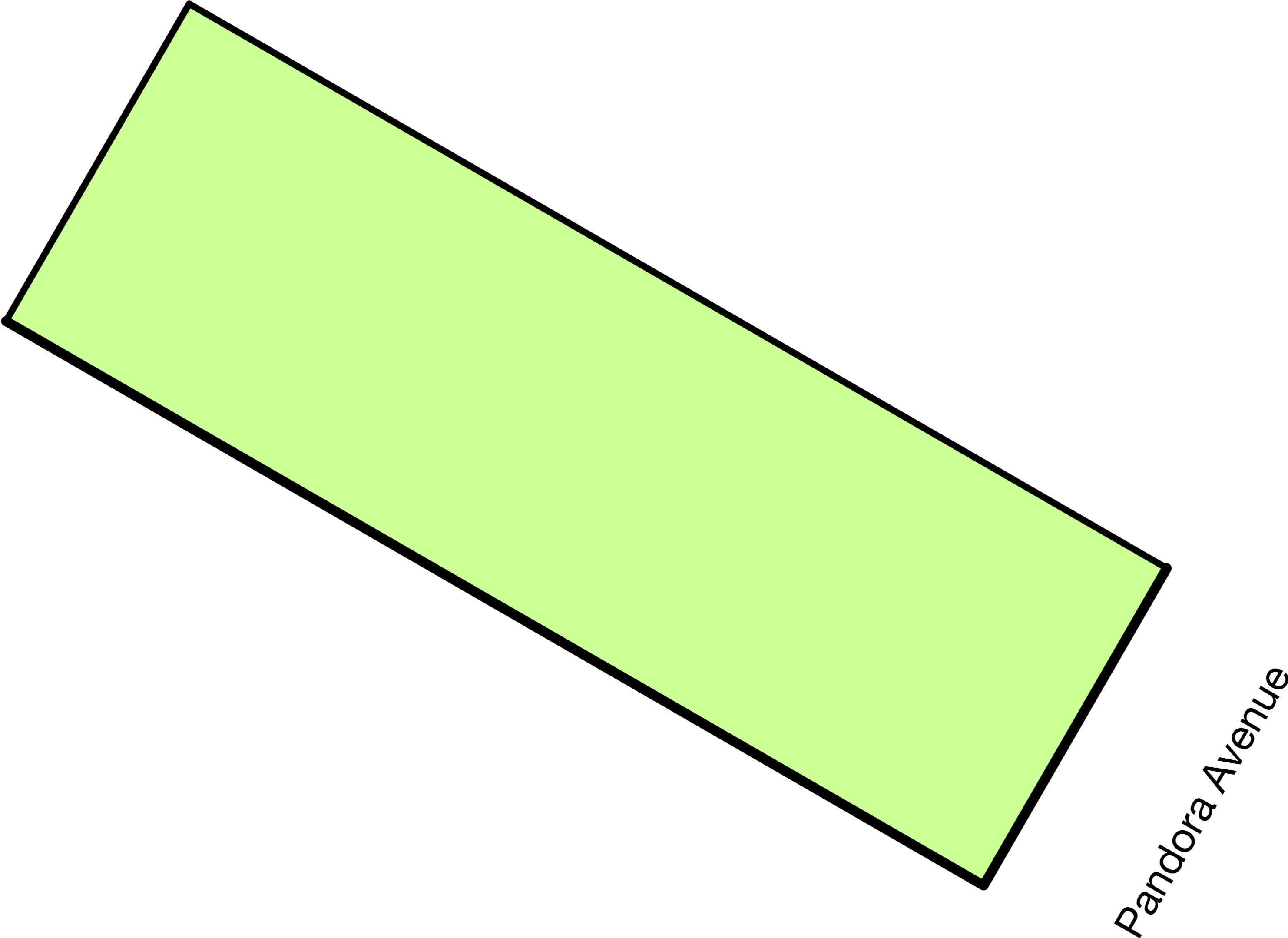


Street Elevation looking North

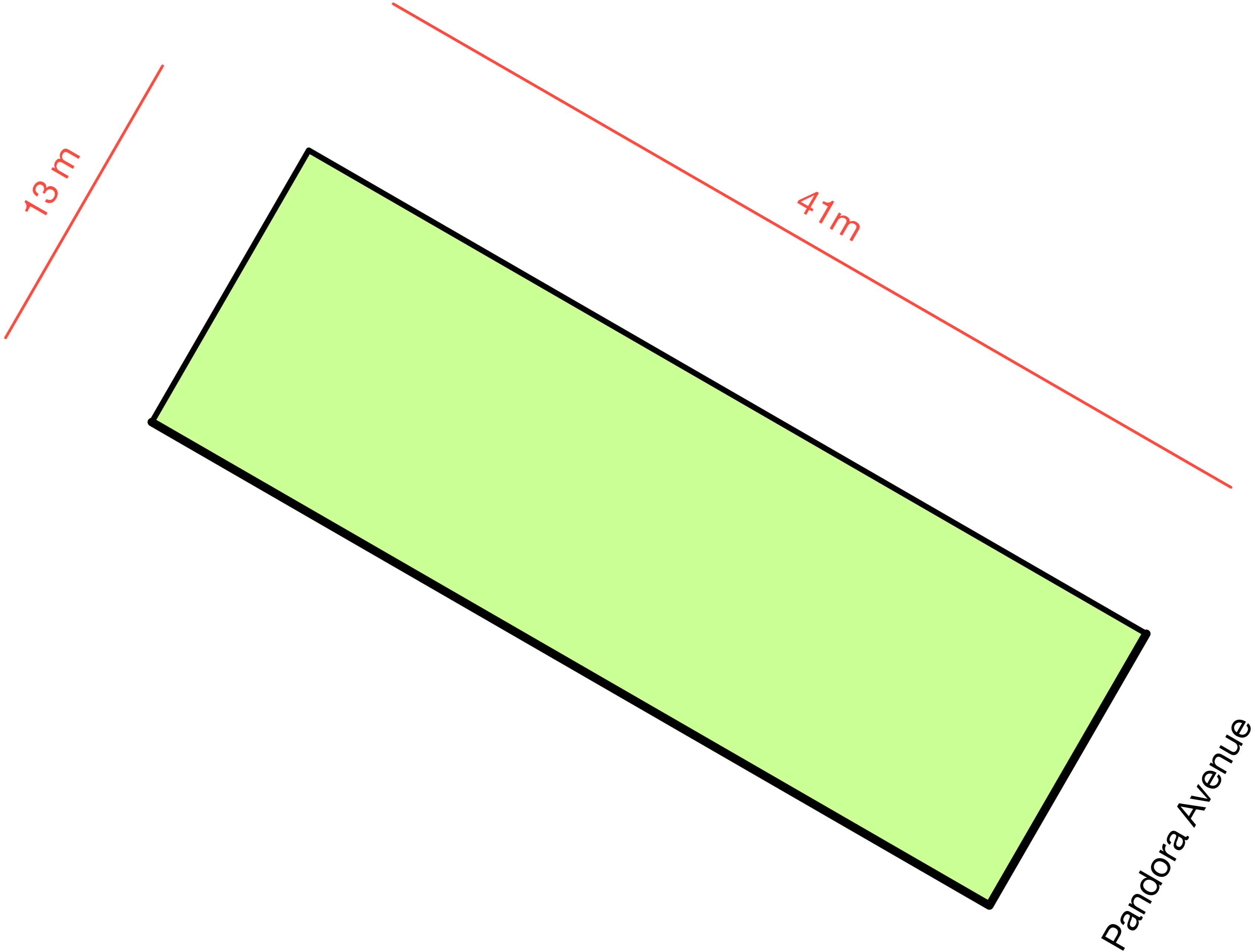


Street Elevation looking South

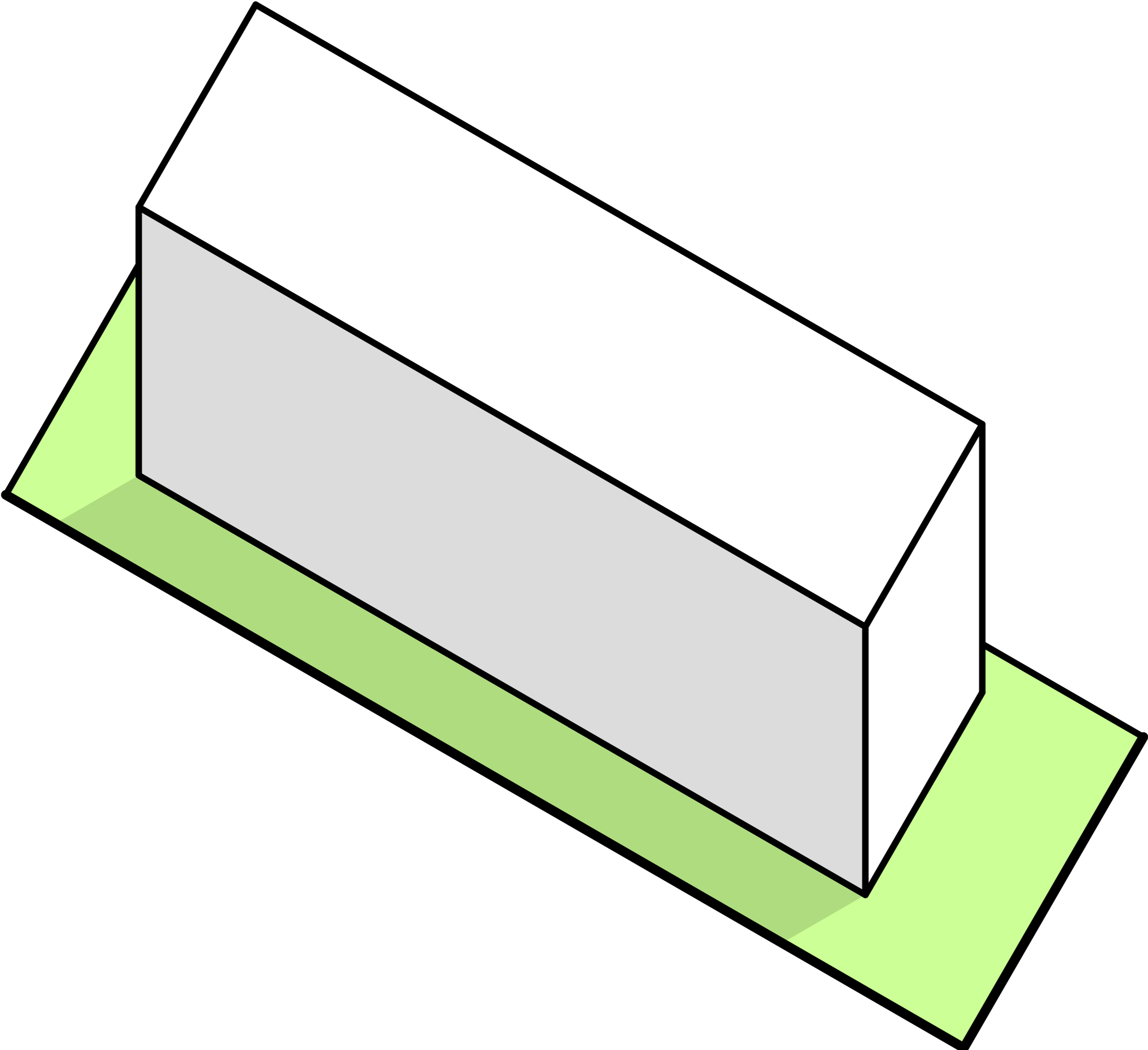
The Building



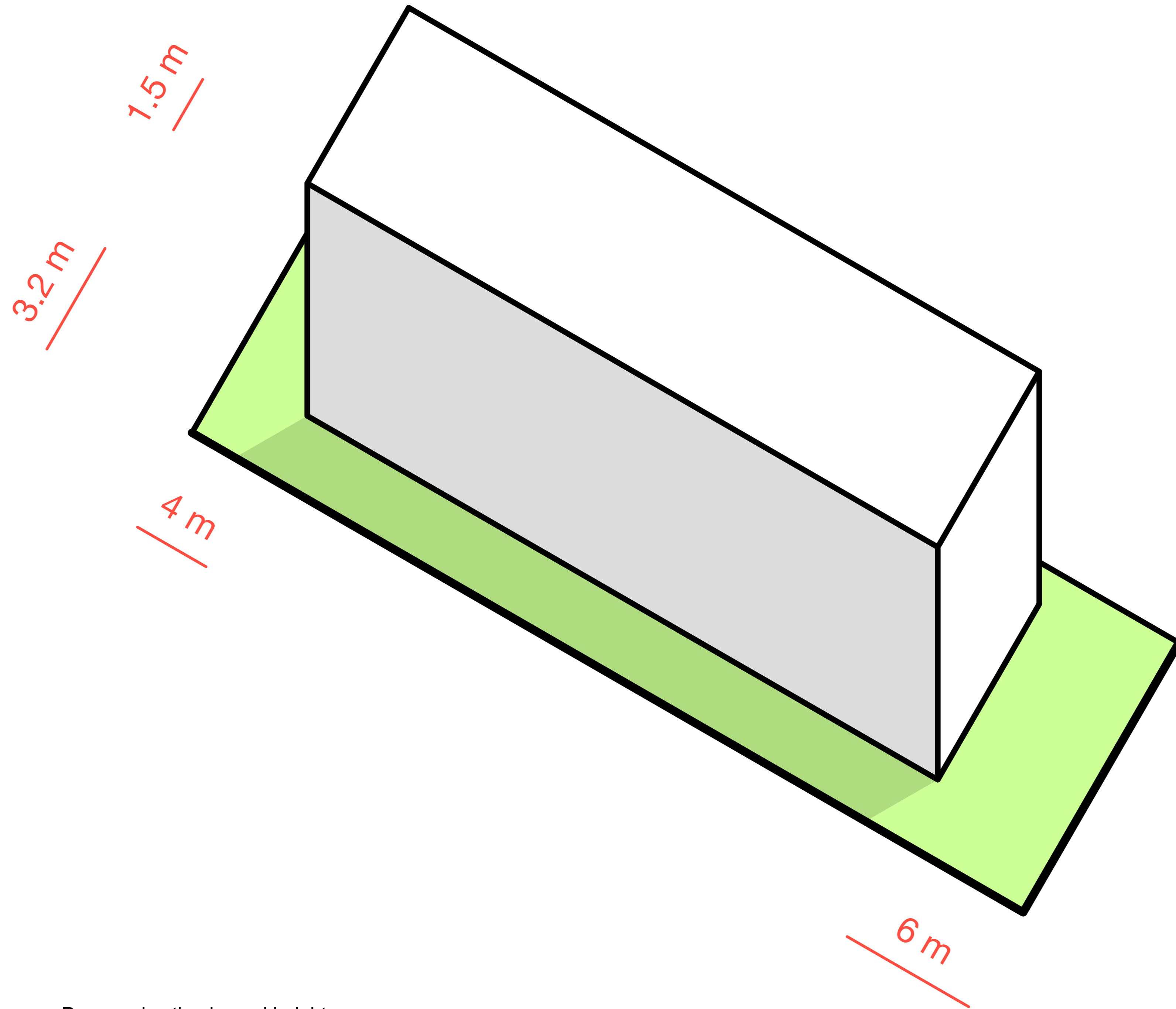
The lot is vacant and measures 41m x 13m for a total of 549 square meters.



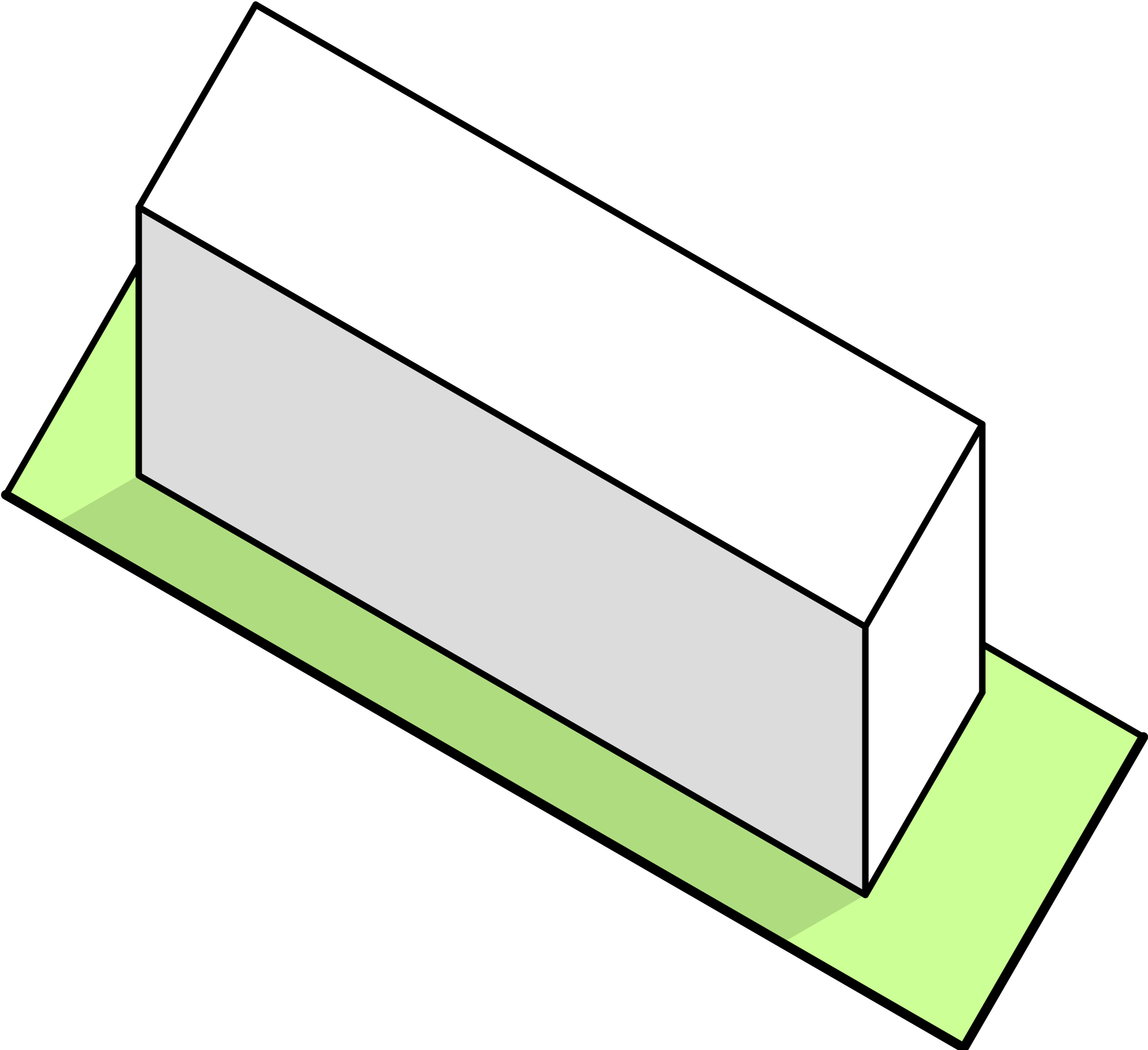
The lot is vacant and measures 41m x 13m for a total of 549 square meters.



Proposed setbacks and height.

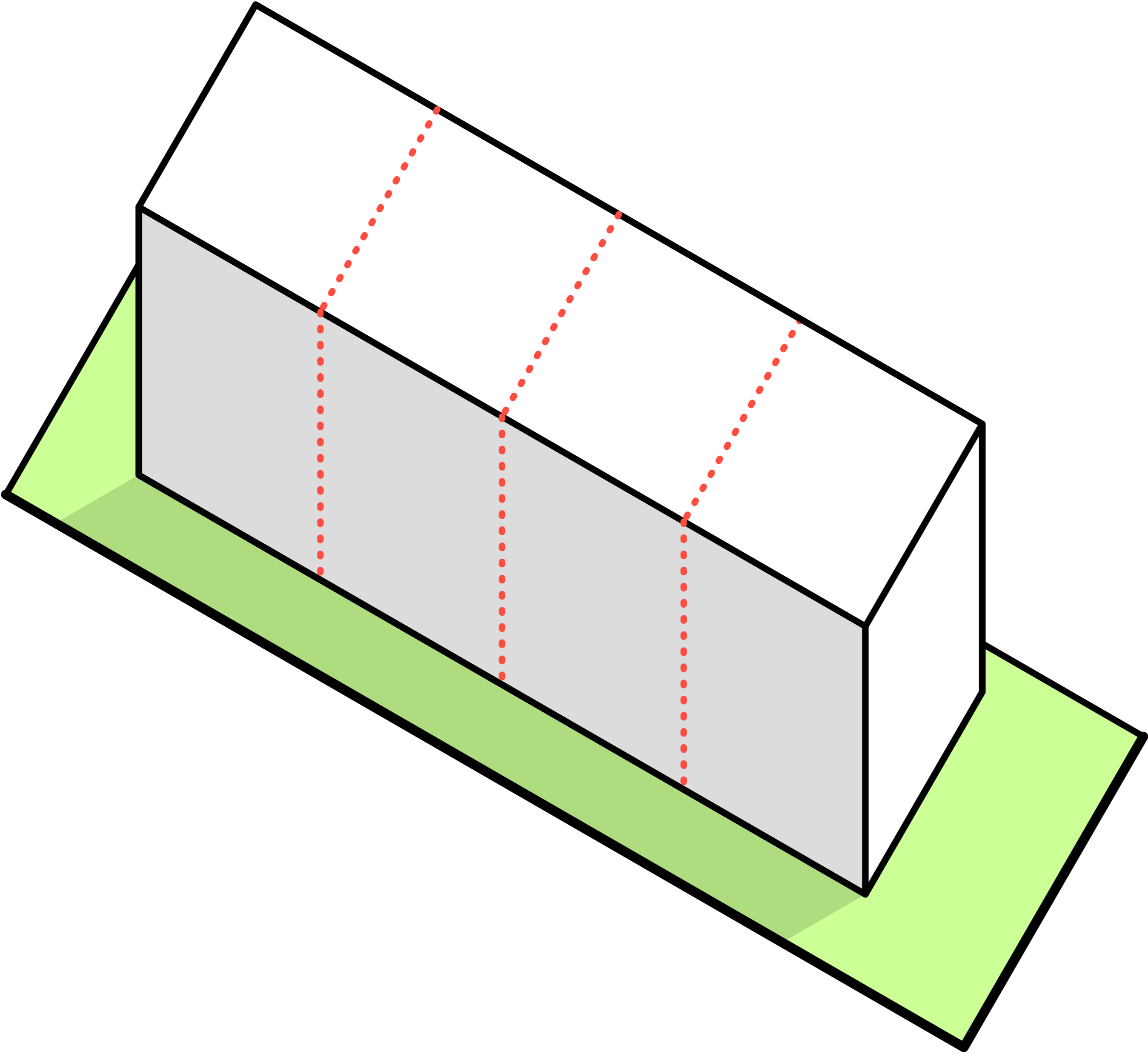


Proposed setbacks and height.

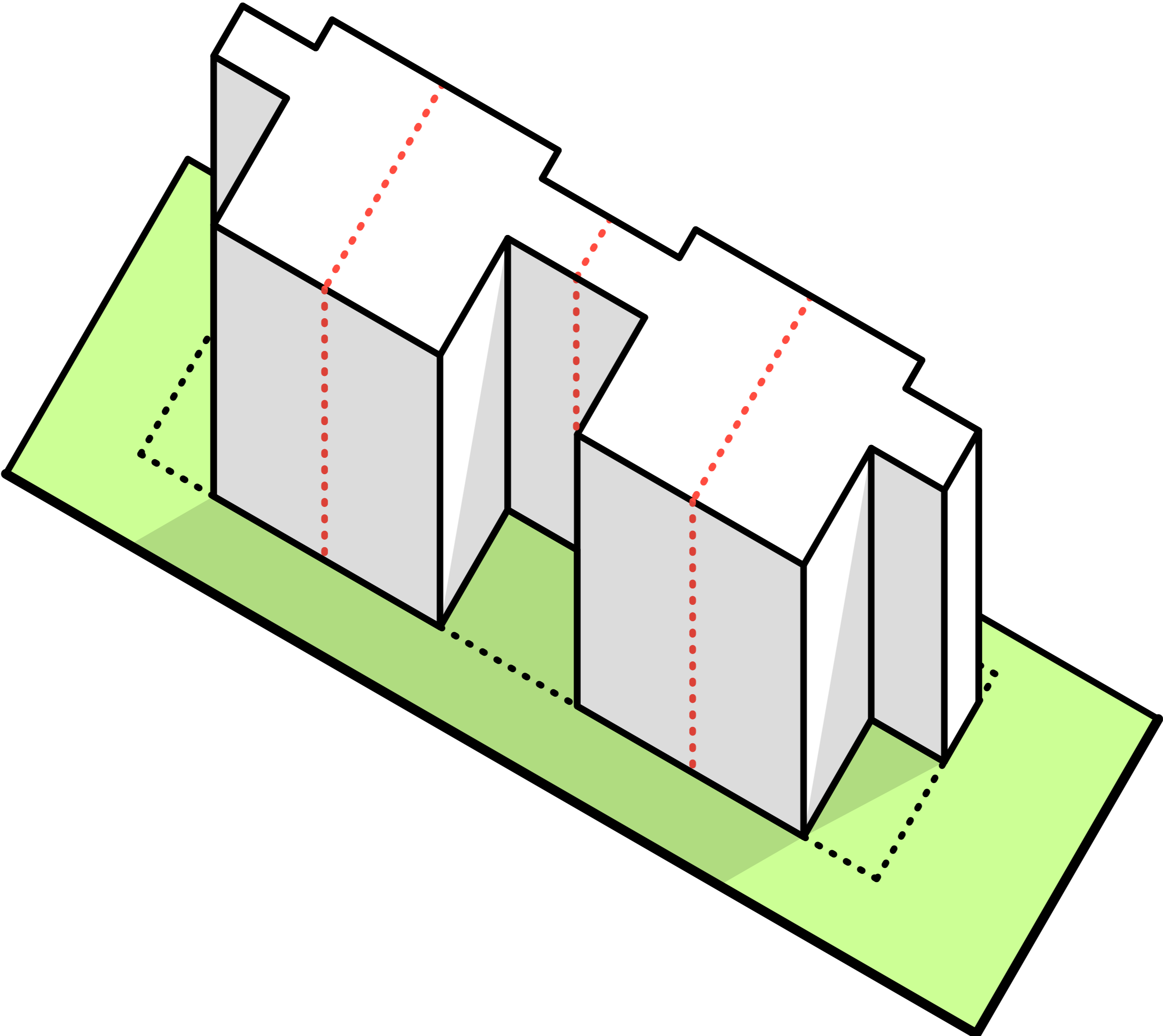


10.5 m

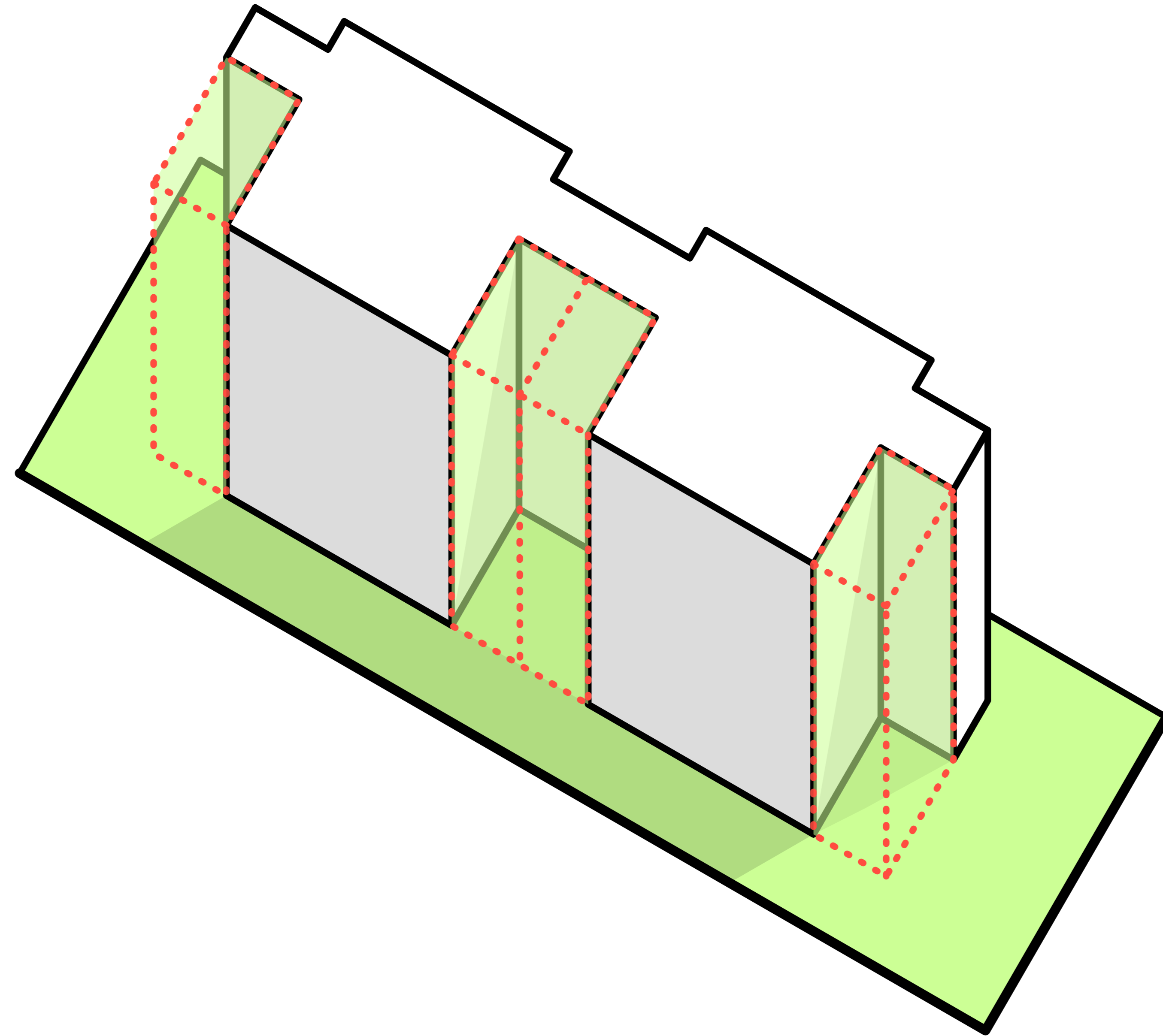
Proposed setbacks and height.



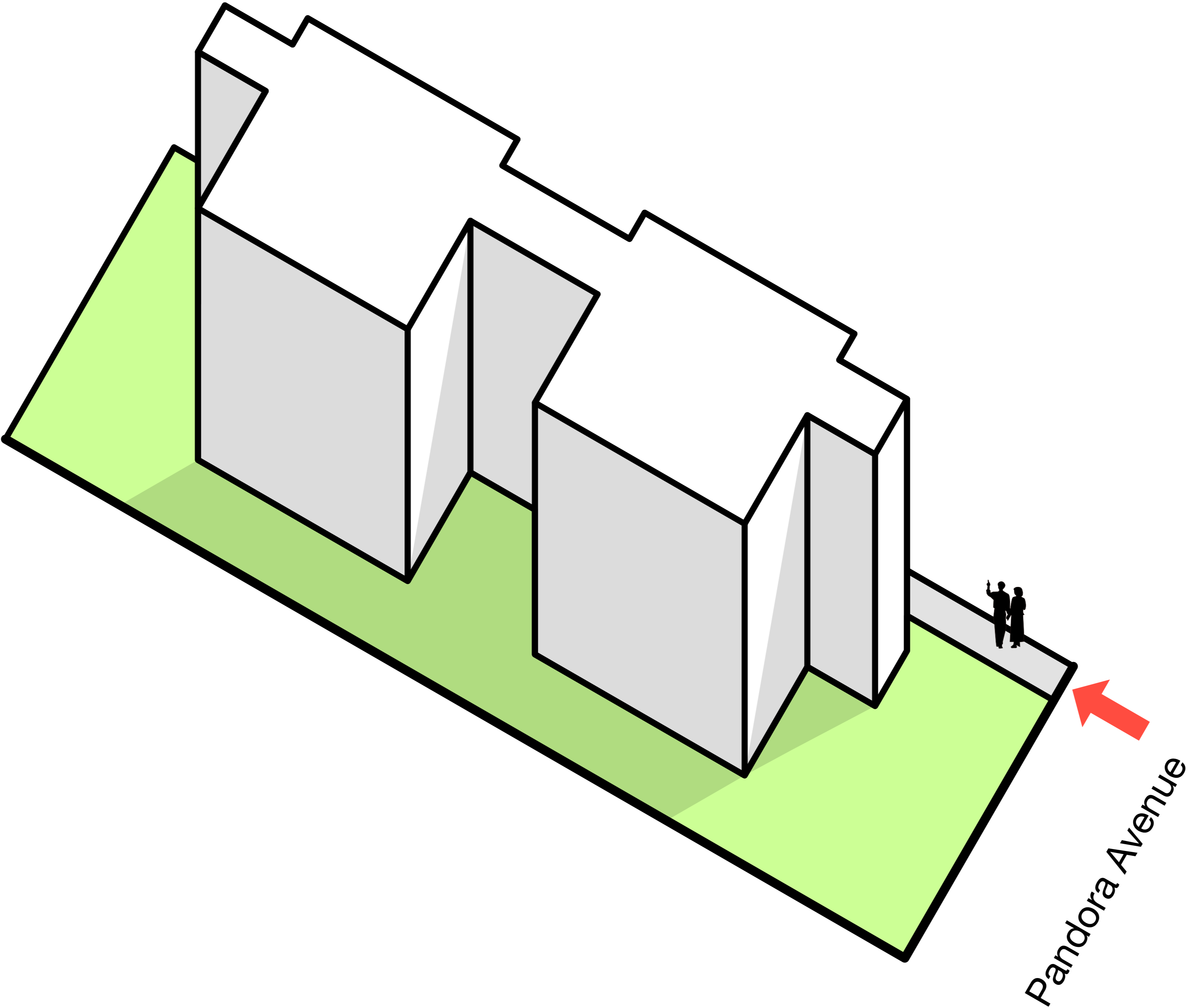
Divided into 4 units.



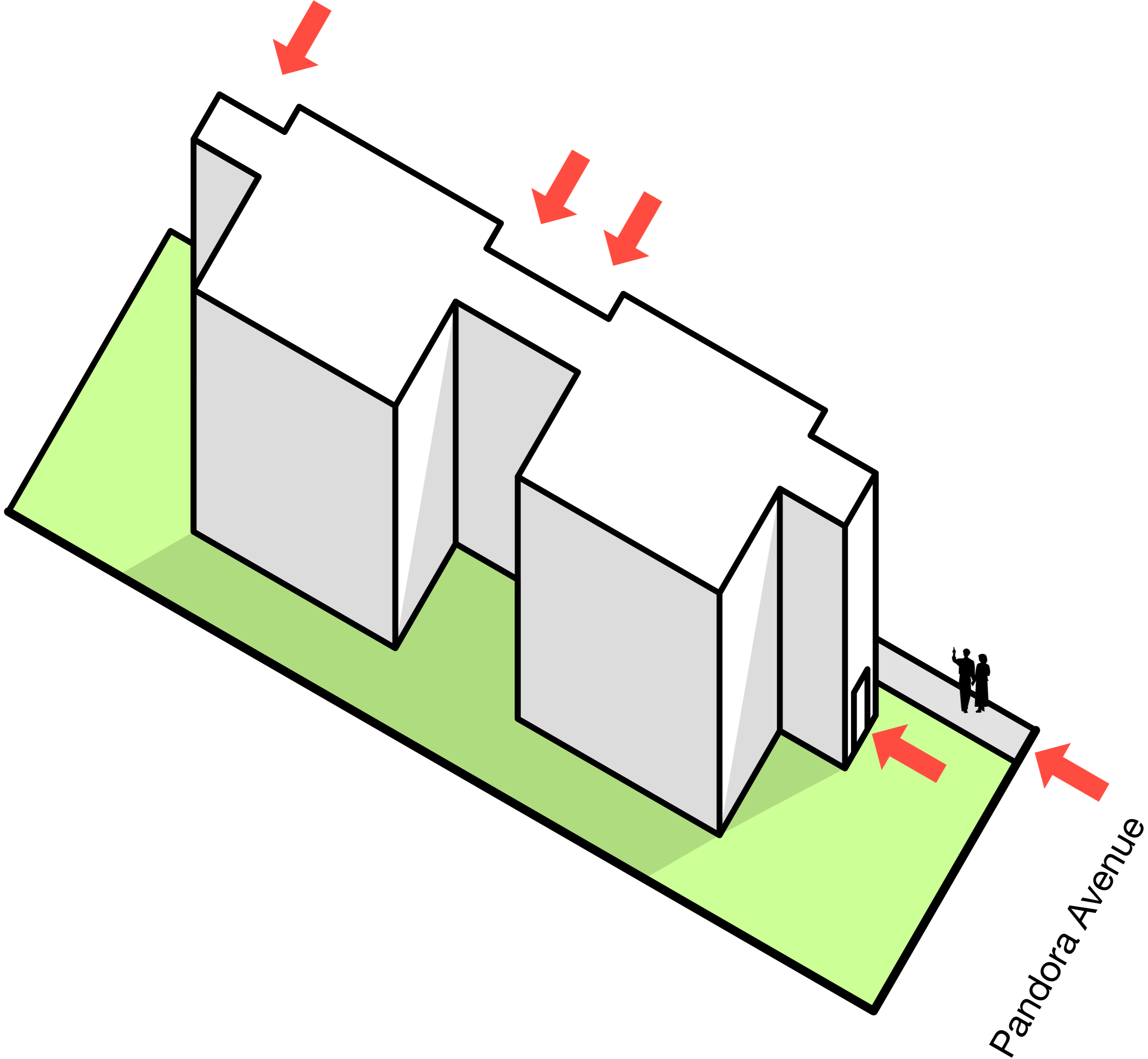
Volumes removed for greenspace and entrances.



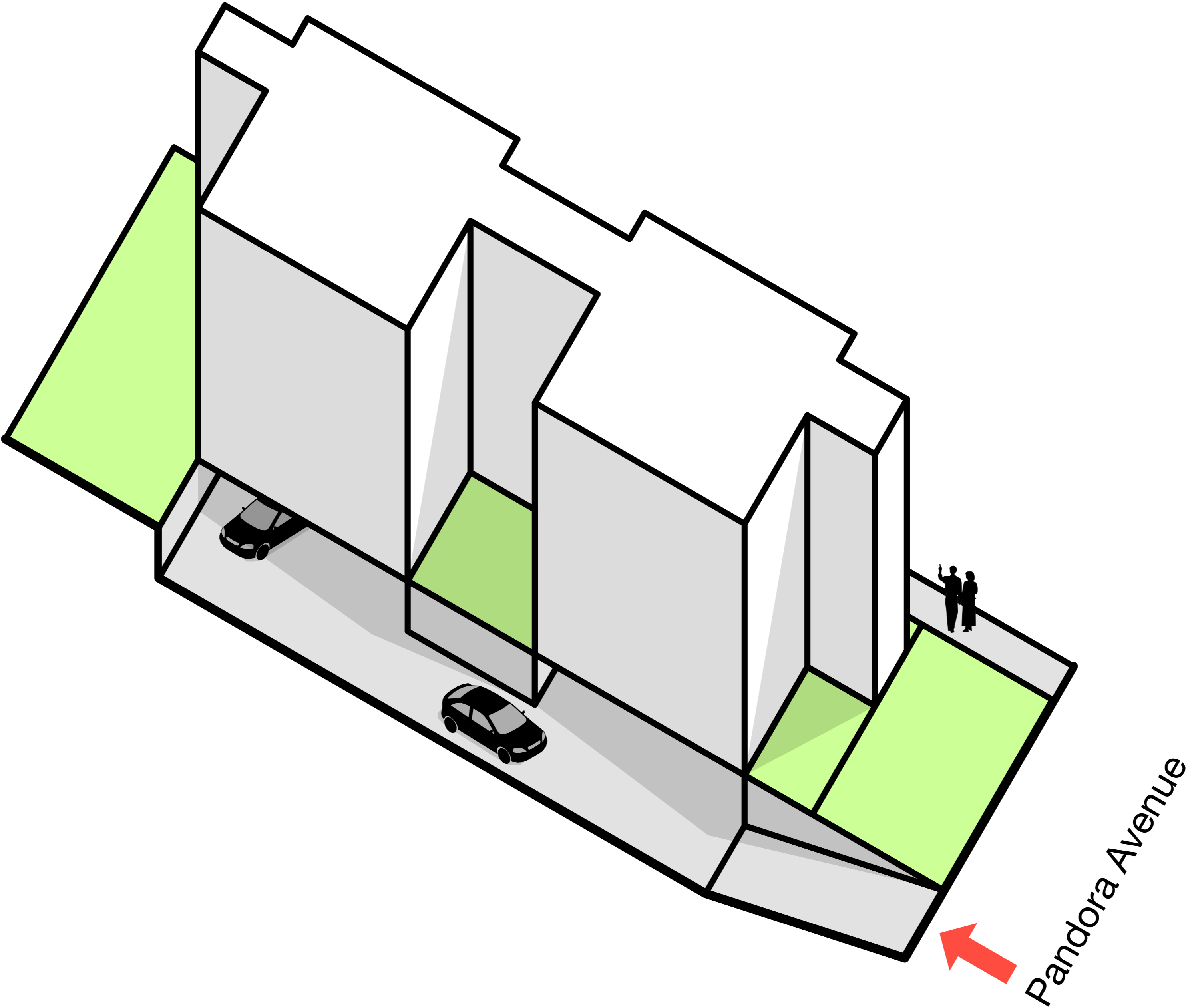
Volumes removed for greenspace and entrances.



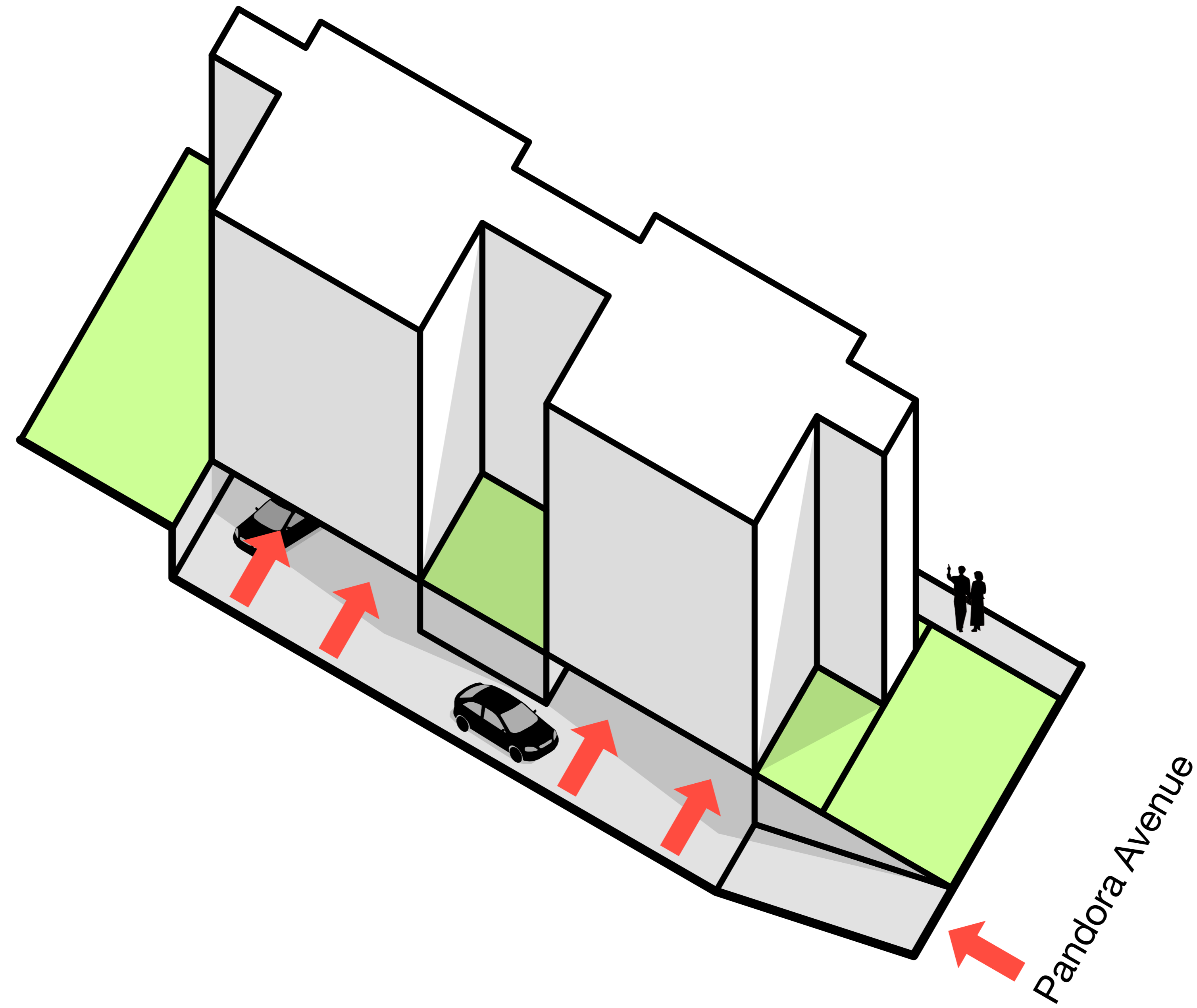
Pedestrian access and entrances.



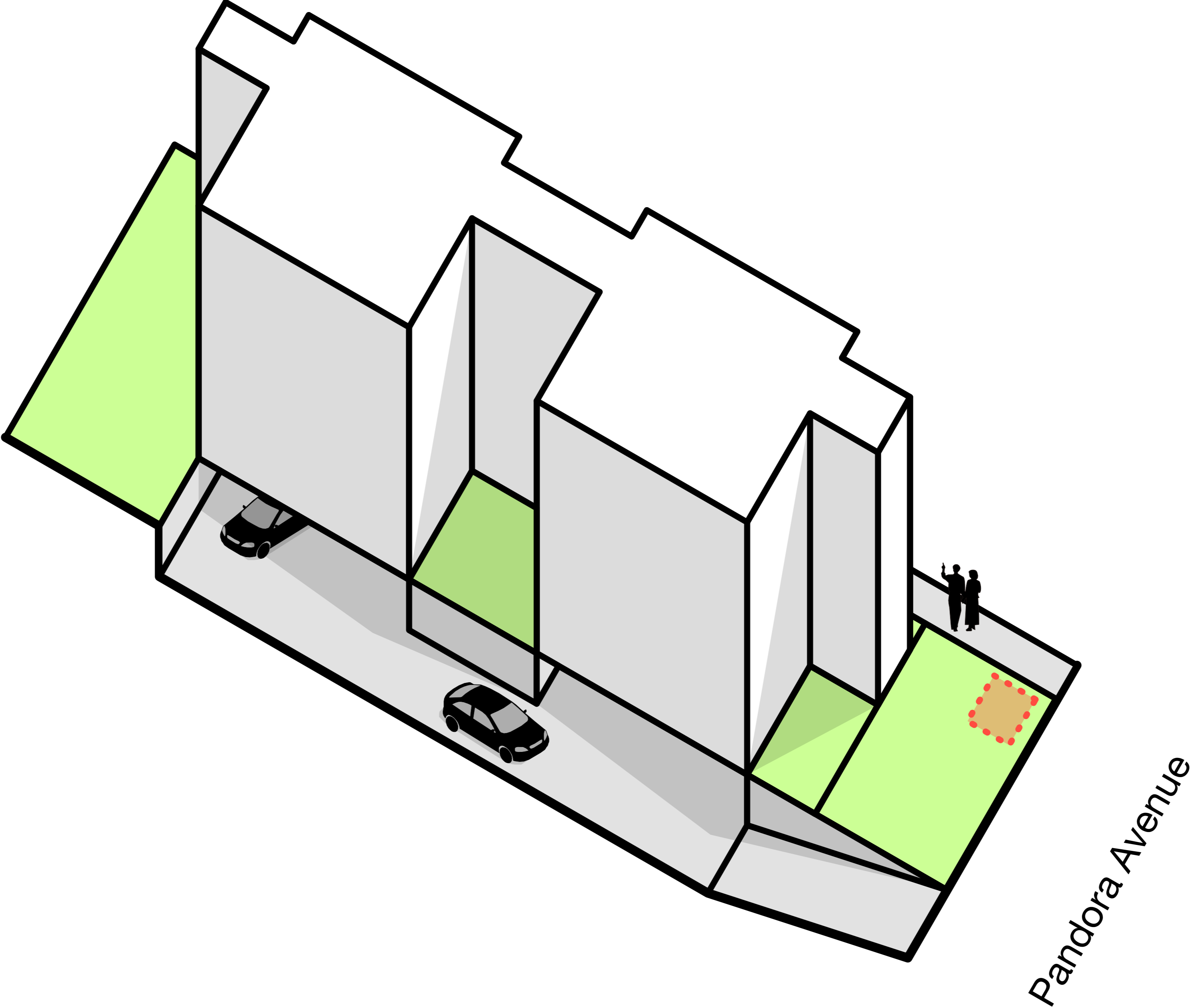
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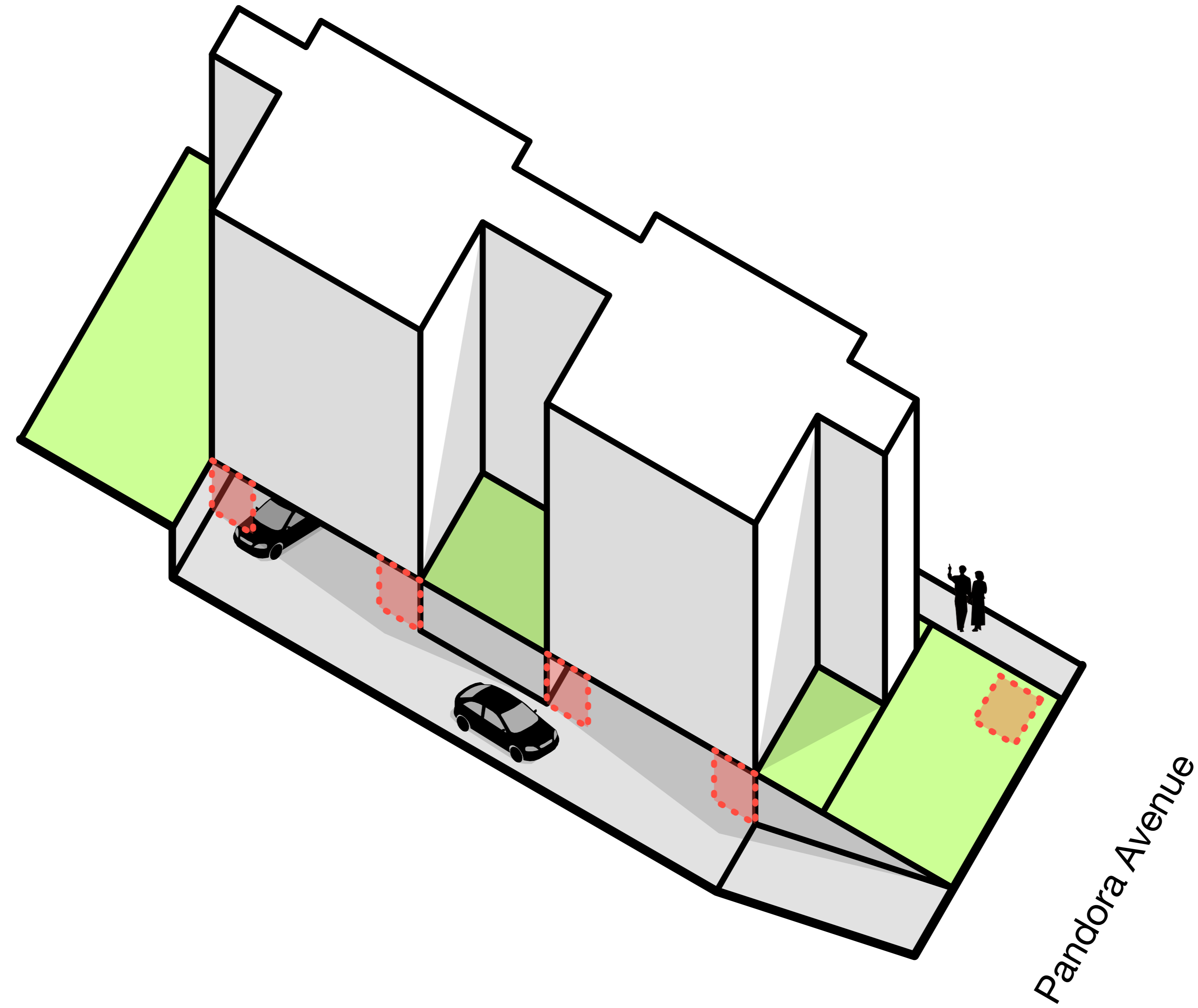
Vehicle access and parking.



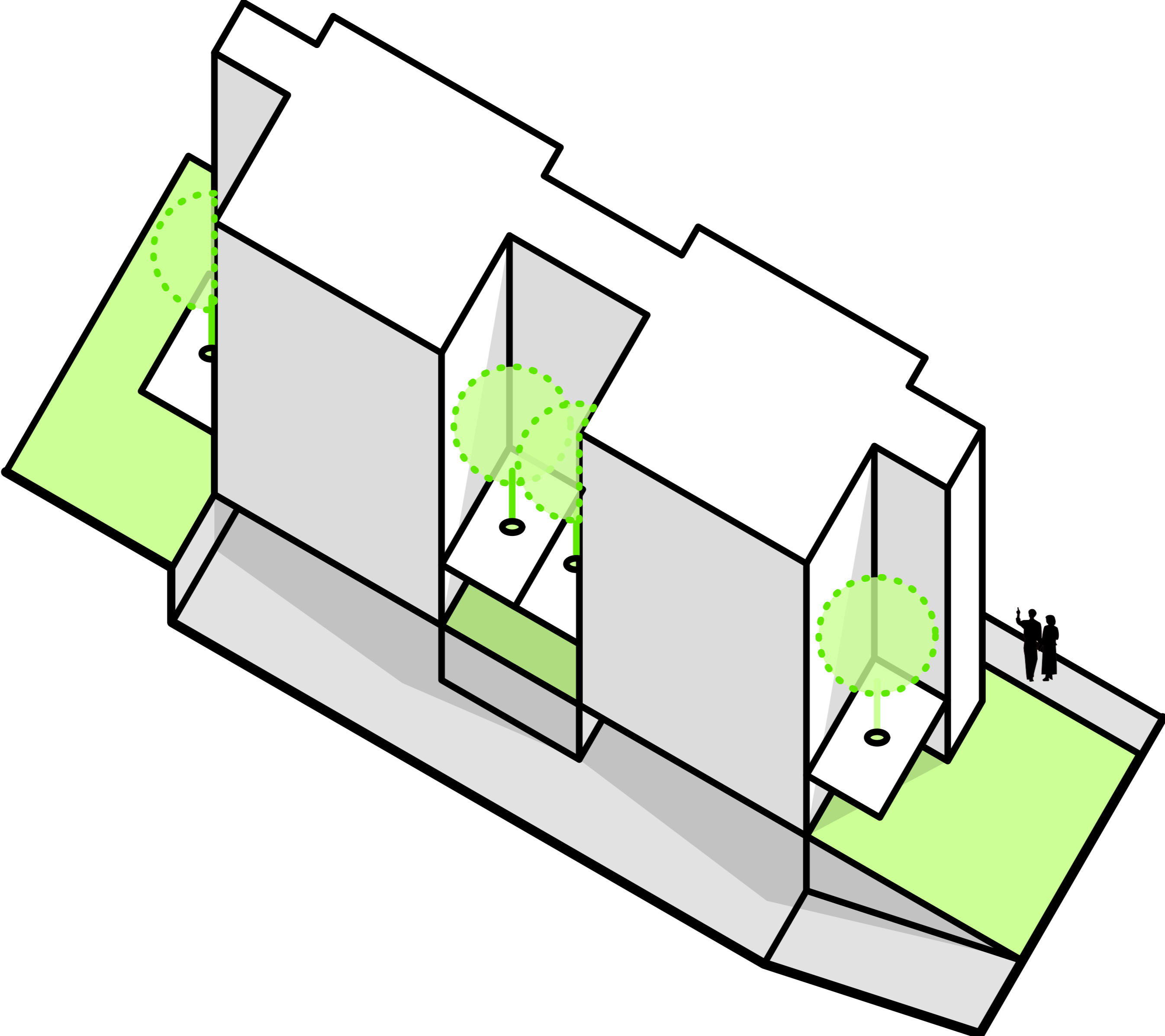
Vehicle access and parking. 1 parking stall per unit, each with EV charging.



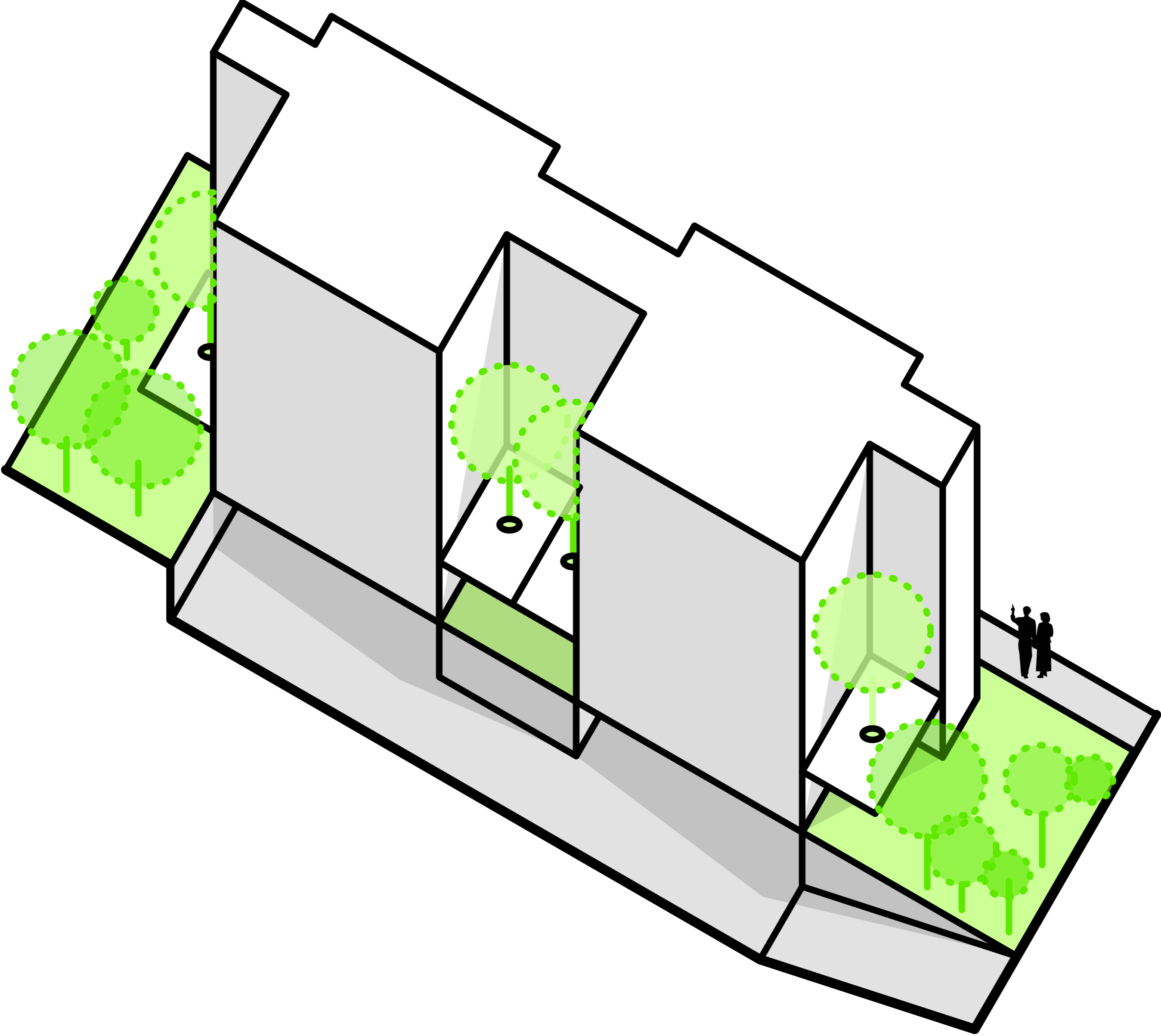
Bicycle access and parking. 6 guest parking stalls.



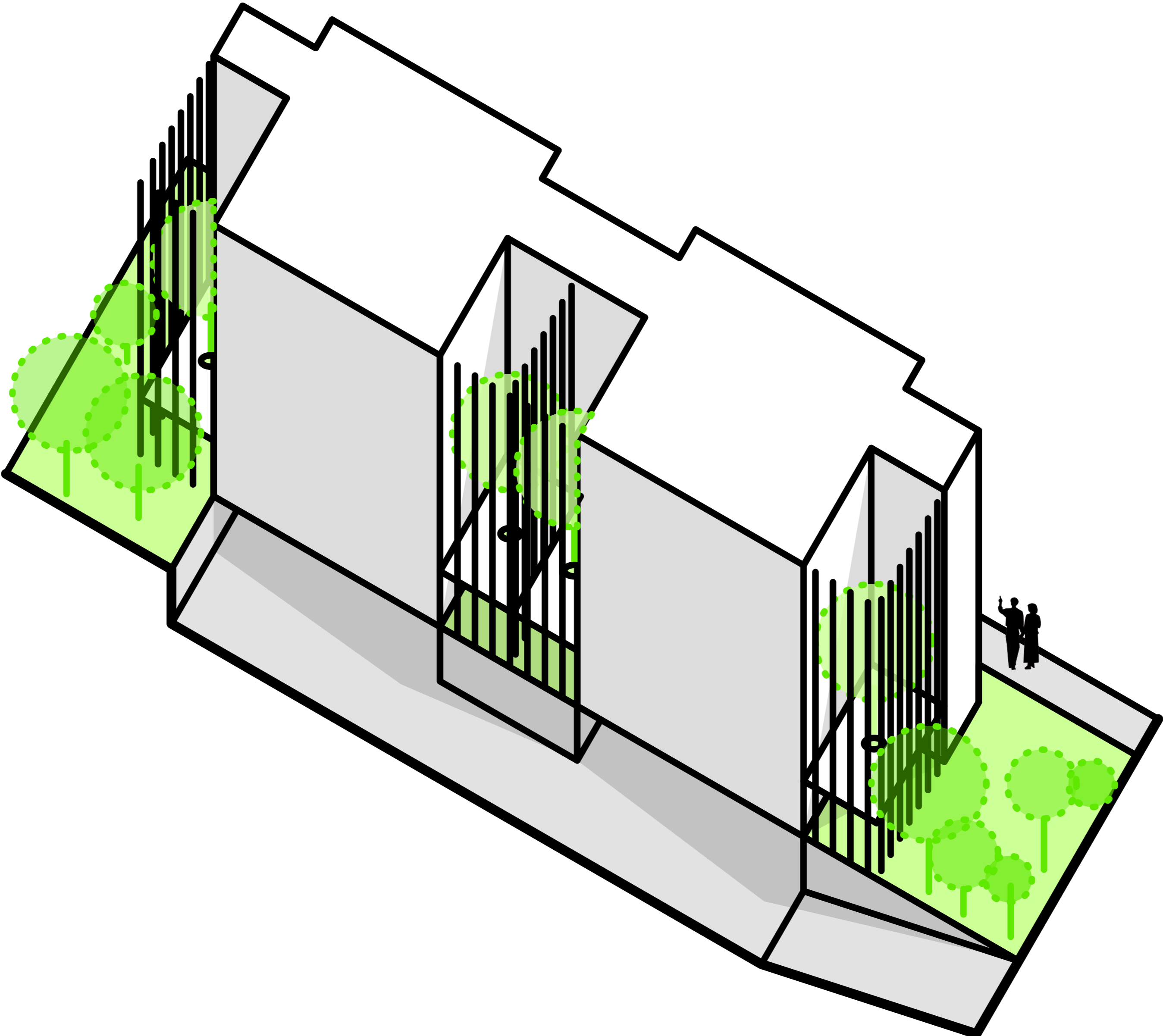
Bicycle access and parking. 2 bicycle lockers per unit each with e-bike charging.



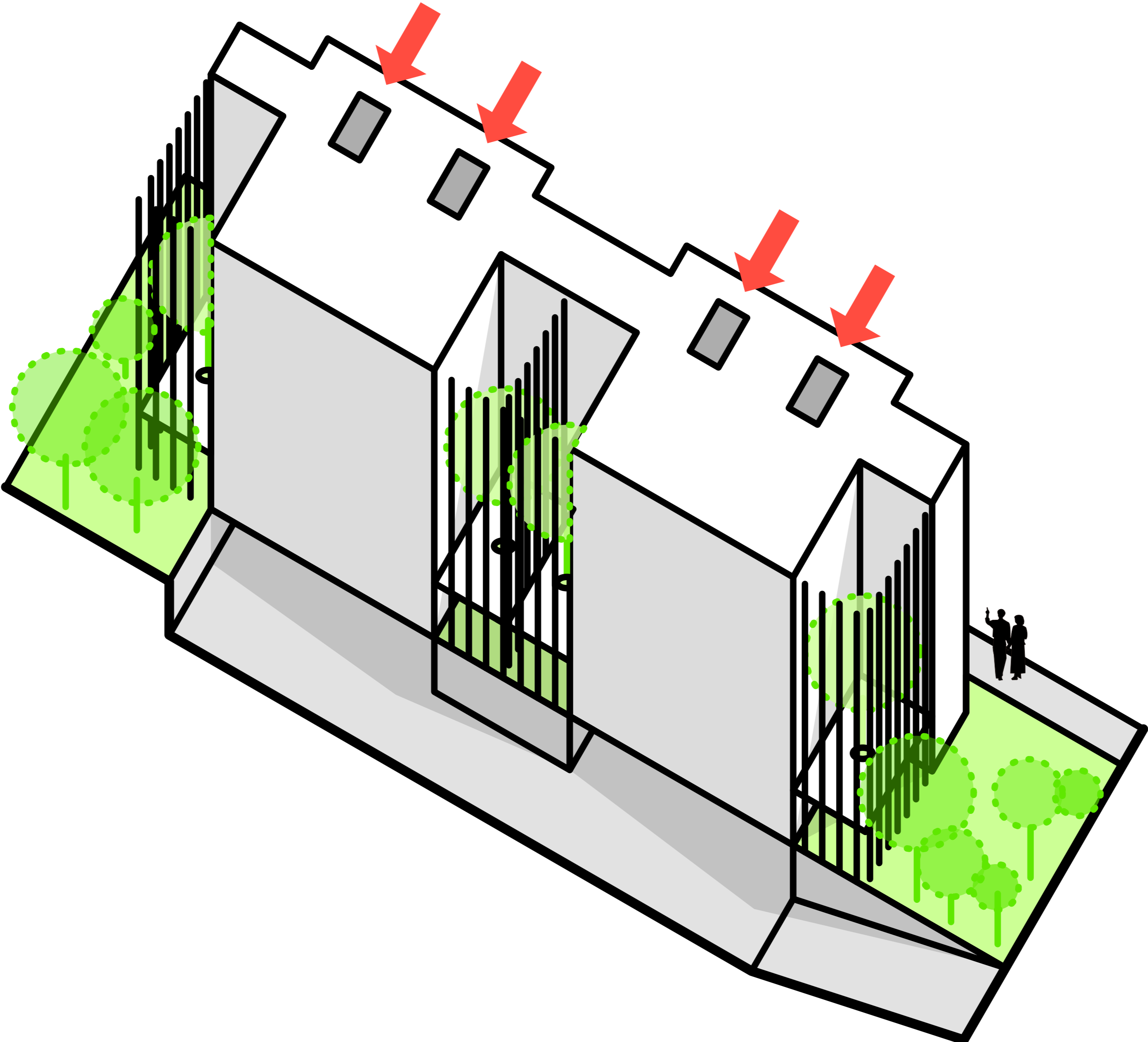
Courtyard patios with trees.



Additional landscaping.

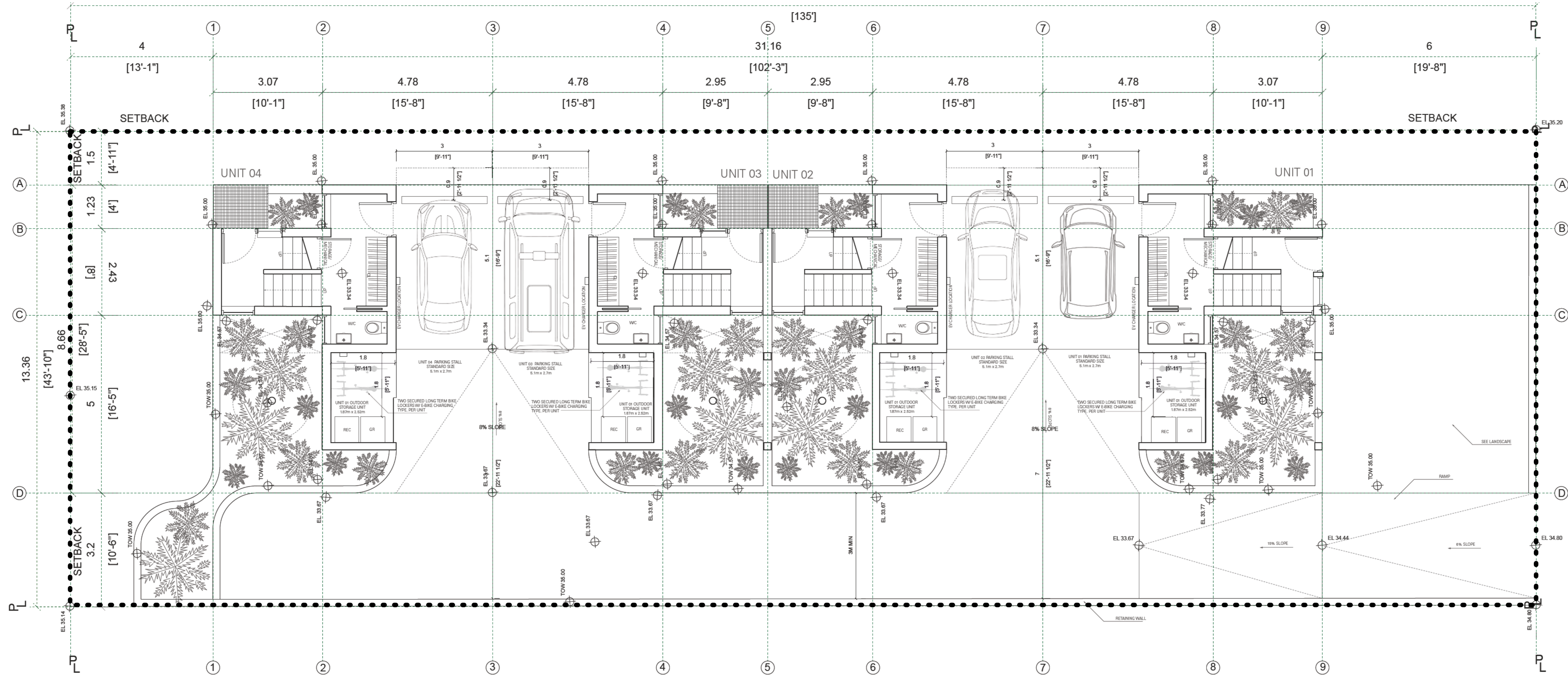


Screens for privacy and daylight.

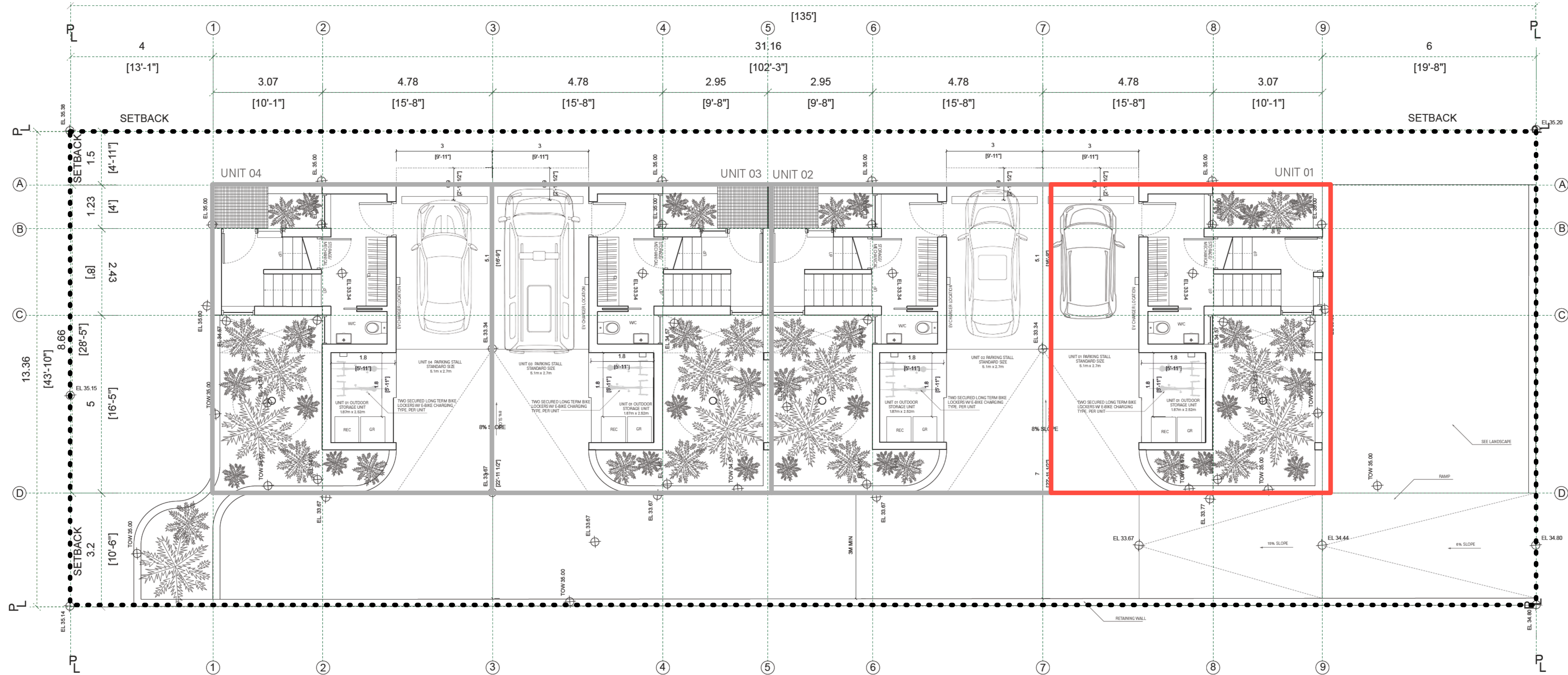


Solar panels.

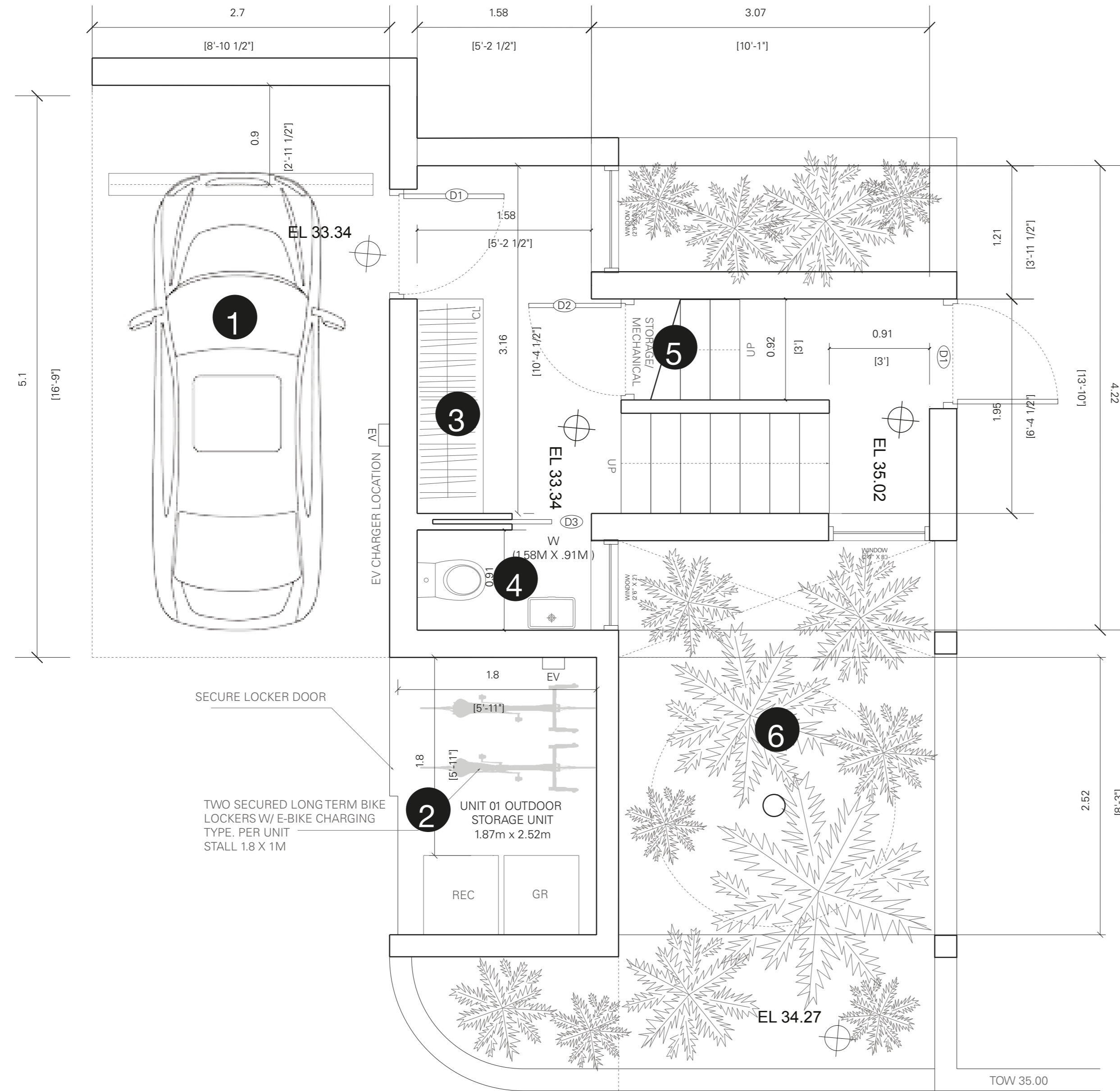
The Home



Parking Level Plan.



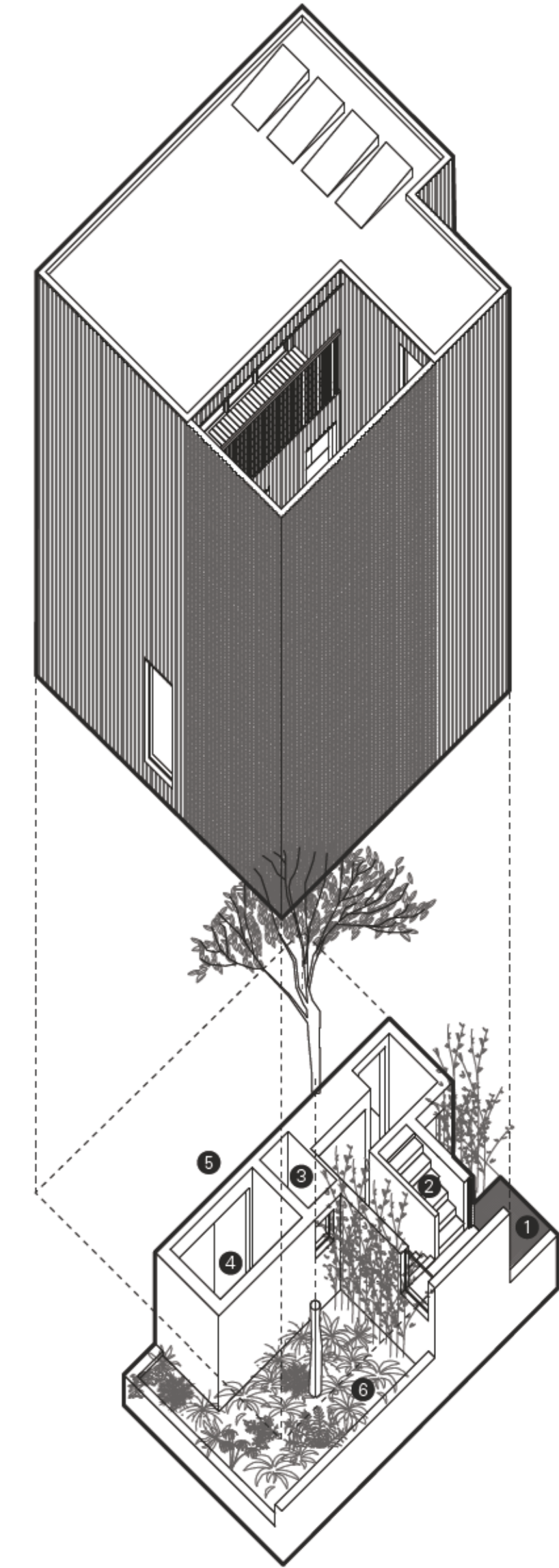
Parking Level Plan.

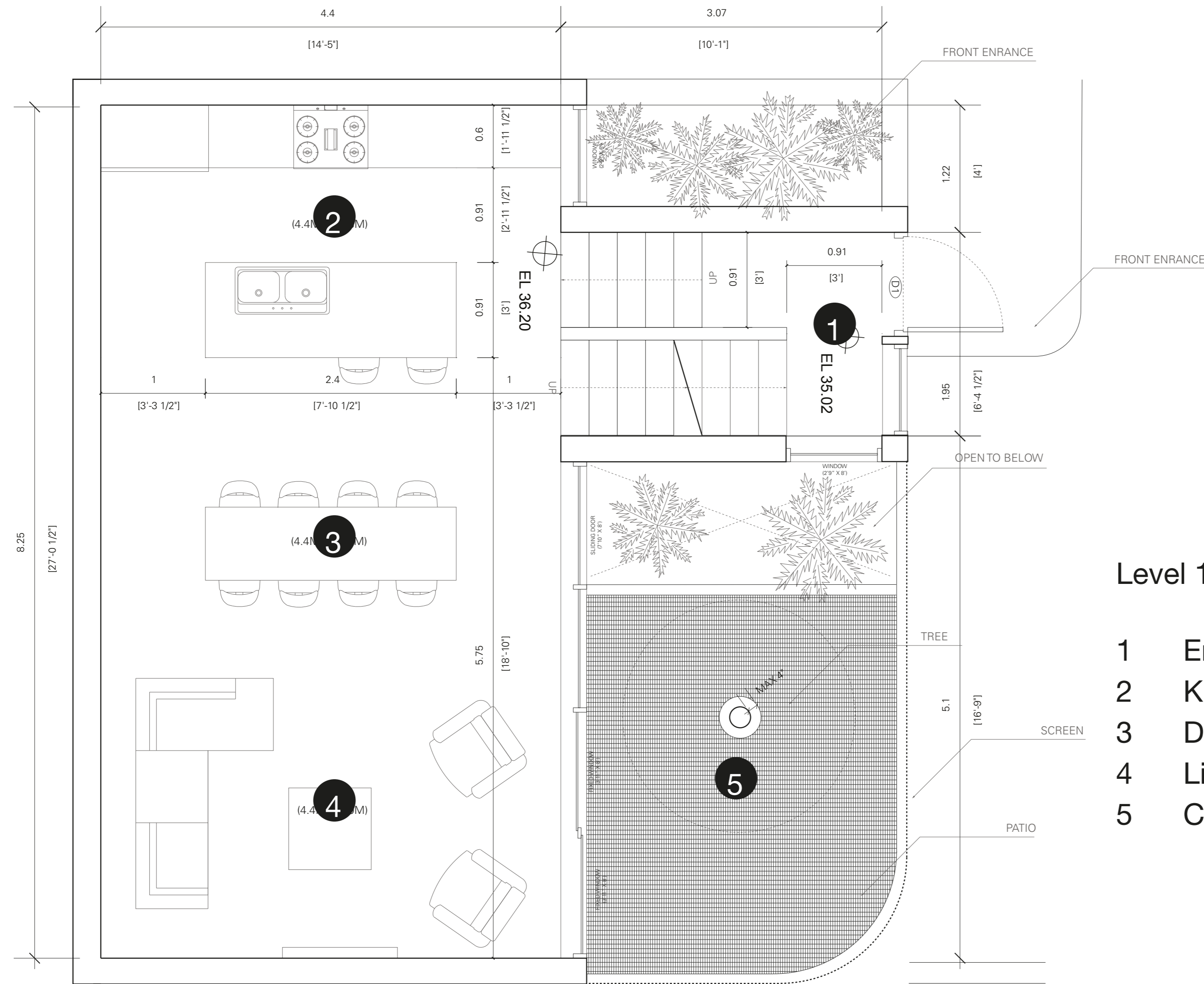


Typical Unit Plan.

Level 0 - Garden

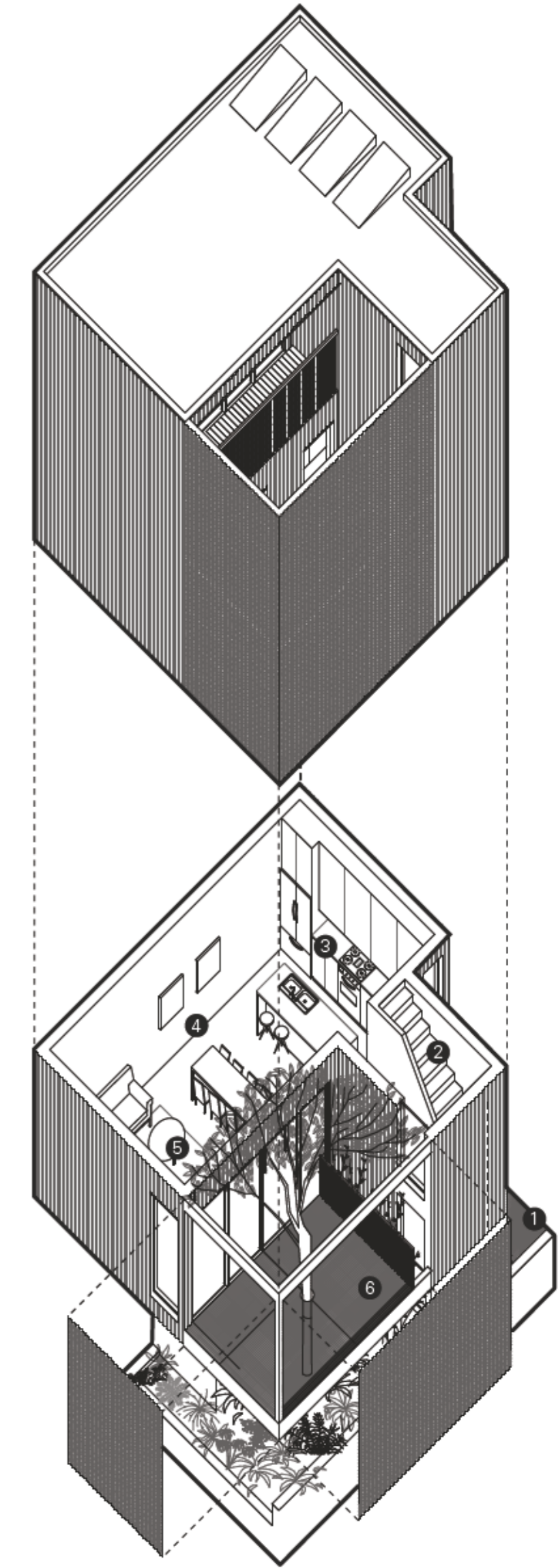
- 1 EV Parking Stall
- 2 Storage locker for 2 E-Bikes
- 3 Coat closet
- 4 Powder room
- 5 Storage
- 6 Courtyard fern garden



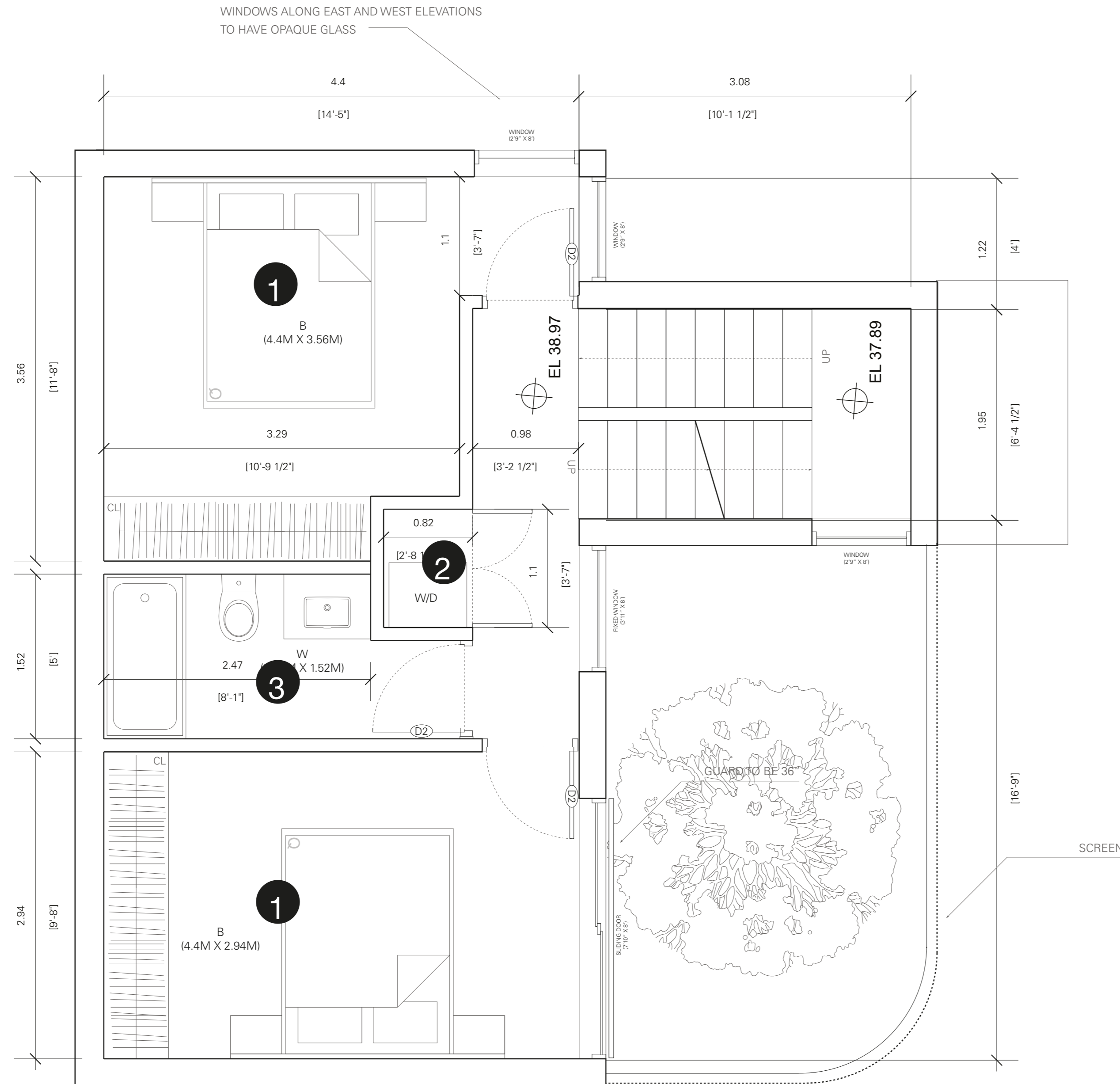


Level 1 - Ground

- 1 Entry
- 2 Kitchen
- 3 Dining
- 4 Living
- 5 Courtyard patio

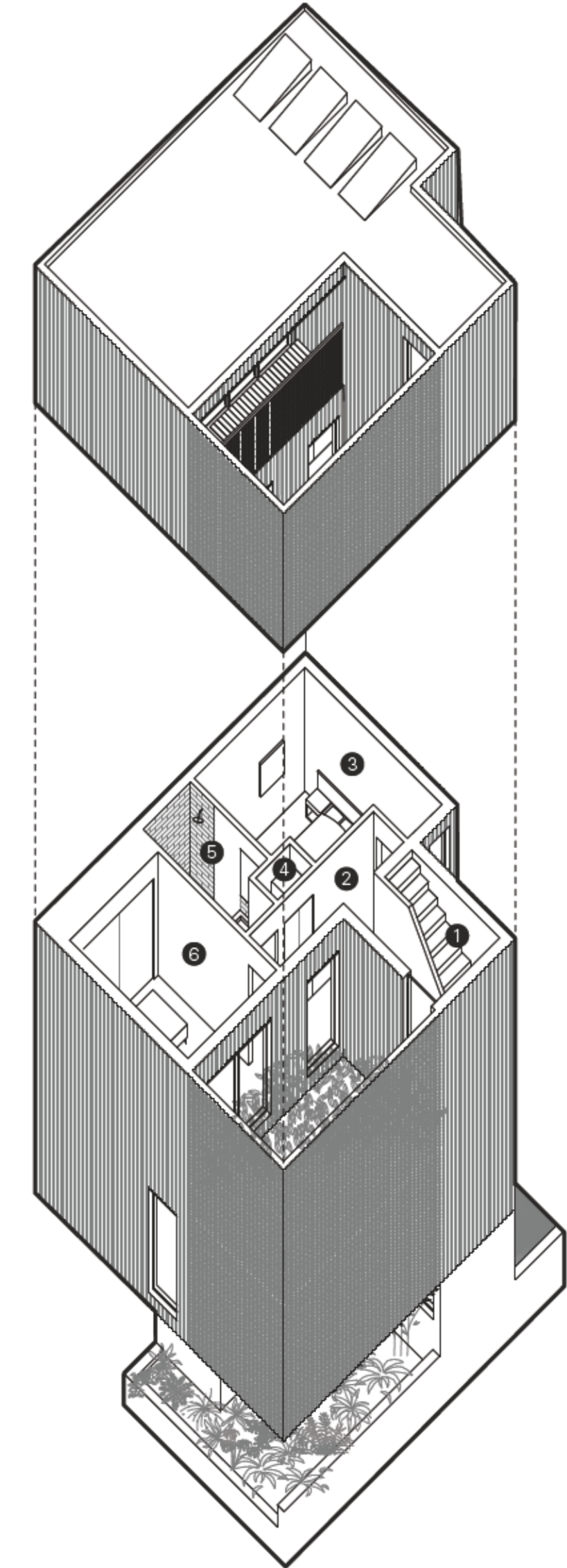


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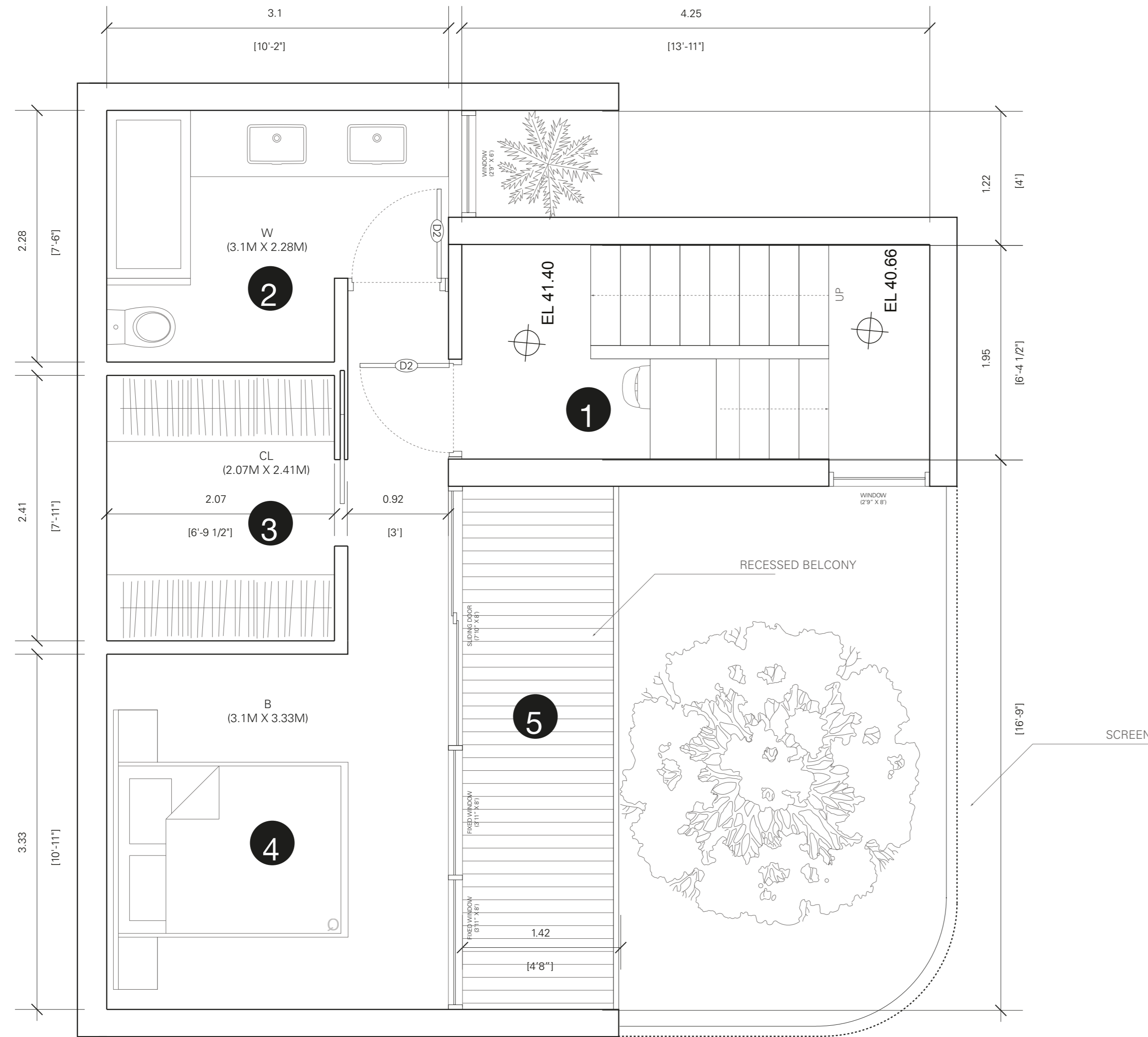


Level 2 - Bedrooms

- 1 Bedroom
- 2 Laundry
- 3 Bathroom

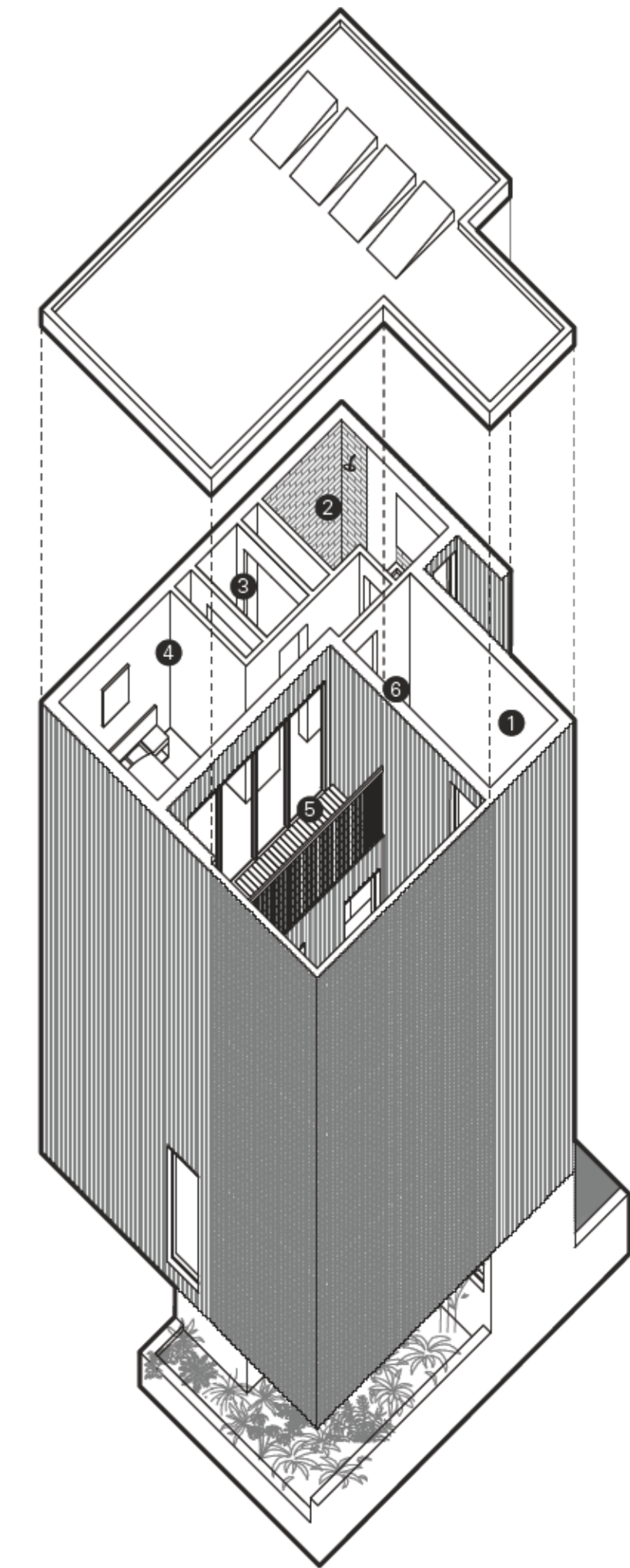


Typical Unit Plan.



Level 3 - Main Bedroom

- 1 Study
- 2 Ensuite
- 3 Walk-in-closet
- 4 Main Bedroom
- 5 Recessed Patio



Typical Unit Plan.



View from Pandora Avenue.



View from Pandora Avenue.



View of front garden.



View of front entry.



View of parking ramp.



View of courtyard from the interior.

Thank You