

854-880 PANDORA AVENUE

ISSUED FOR REZONING AND DEVELOPMENT PERMIT



SITE STATISTICS

ZONING (EXISTING)	CA-1
SITE AREA	2,172.70 m ²
TOTAL FLOOR AREA (FSR)	13,291.38 m ²
COMMERCIAL FLOOR AREA (FSR)	665.18 m ²
FLOOR SPACE RATIO	6.12
SITE COVERAGE	90.8%
OPEN SITE SPACE	7.6%
HEIGHT OF BUILDING	64.56 m
NUMBER OF STOREYS	20
PARKING STALLS ON SITE	127
BICYCLE PARKING (STORAGE + RACK)	229

BUILDING SETBACKS	
FRONT YARD (SOUTH) 5m-18m	0.00 m
FRONT YARD (SOUTH) >18m	5.00 m
SIDE YARD (EAST) 5m-18m	0.61 m
SIDE YARD (EAST) >18m	6.27 m
REAR YARD (NORTH) 5m-18m	2.23 m
REAR YARD (NORTH) >18m	5.54 m
SIDE YARD (WEST) 0m-18m	0.33 m

RESIDENTIAL USE DETAILS	
TOTAL NUMBER OF UNITS	197
BELOW MARKET UNITS	5
UNIT TYPE	
STUDIO	41
1 BEDROOM	58
1 BEDROOM + DEN	34
2 BEDROOM	56
3 BEDROOM	2
GROUND ORIENTED 2 BEDROOM	6
MINIMUM UNIT FLOOR AREA	36.90 m ²
TOTAL RESIDENTIAL FLOOR AREA	10,109.10 m ²

FLOOR SPACE AREAS + FSR

RESIDENTIAL	AREA (m ²)
LEVEL 1 - RESIDENTIAL LOBBY/SERVICES/EXITS	578.80
LEVEL 1 - UPPER TOWNHOUSE	318.10
LEVEL 2	1,054.10
LEVEL 3	1,055.40
LEVEL 4	584.60
LEVEL 5	584.60
LEVEL 6	584.60
LEVEL 7	584.60
LEVEL 8	584.60
LEVEL 9	584.60
LEVEL 10	584.60
LEVEL 11	584.60
LEVEL 12	584.60
LEVEL 13	584.60
LEVEL 14	584.60
LEVEL 15	584.60
LEVEL 16	584.60
LEVEL 17	584.60
LEVEL 18	584.60
LEVEL 19	584.60
LEVEL 20 - ROOF AMENITY DECK	266.20
TOTAL	12,626.20

COMMERCIAL	AREA (m ²)
LEVEL 1 CRU SPACE	601.5
RESTAURANT USE	241.0
RETAIL USE	425.0
LEVEL 1 CRU GARBAGE / RECYCLING	19.1
LEVEL 1 CRU COMMUNICATION ROOM	16.8
LEVEL 1 CRU SERVICE CORRIDOR	27.8
TOTAL	665.2

SITE AREA	2,172.7 (m ²)
COMMERCIAL	0.31 FSR
RESIDENTIAL	5.81 FSR
TOTAL FSR	6.12 FSR

UNIT BREAKDOWN

	STUDIO	1 BED	1 BED + DEN	2 BED	3 BED	TOTAL
LEVEL 1	0	0	0	6	0	6
LEVEL 2	4	4	1	4	1	14
LEVEL 3	5	6	1	4	1	17
LEVEL 4	2	3	2	3	0	10
LEVEL 5	2	3	2	3	0	10
LEVEL 6	2	3	2	3	0	10
LEVEL 7	2	3	2	3	0	10
LEVEL 8	2	3	2	3	0	10
LEVEL 9	2	3	2	3	0	10
LEVEL 10	2	3	2	3	0	10
LEVEL 11	2	3	2	3	0	10
LEVEL 12	2	3	2	3	0	10
LEVEL 13	2	3	2	3	0	10
LEVEL 14	2	3	2	3	0	10
LEVEL 15	2	3	2	3	0	10
LEVEL 16	2	3	2	3	0	10
LEVEL 17	2	3	2	3	0	10
LEVEL 18	2	3	2	3	0	10
LEVEL 19	2	3	2	3	0	10
TOTAL	41	58	34	62	2	197

UNIT MIX	
STUDIO	20.8%
1 BED	29.4%
1 BED + DEN	17.3%
2 BED	31.5%
3 BED	1.0%
Total	100.0%

UNIT COUNT / AREA

L1			
Unit	Type	Interior Area	Balcony
TH-1	2 BED	793.3 SQ.FT.	73.7 SQ. M.
TH-2	2 BED	808.4 SQ.FT.	75.1 SQ. M.
TH-3	2 BED	808.4 SQ.FT.	75.1 SQ. M.
TH-4	2 BED	808.4 SQ.FT.	75.1 SQ. M.
TH-5	2 BED	808.4 SQ.FT.	75.1 SQ. M.
TH-6	2 BED	789.0 SQ.FT.	73.3 SQ. M.
TOTAL		4815.8 SQ.FT.	447.4 SQ. M.

L2			
Unit	Type	Interior Area	Balcony
202	1 BED C	437.0 SQ.FT.	40.6 SQ. M.
203	1 BED C2	438.1 SQ.FT.	40.7 SQ. M.
204	2 BED B	652.3 SQ.FT.	60.6 SQ. M.
205	1 BED B	510.2 SQ.FT.	47.4 SQ. M.
206	1 BED A	563.0 SQ.FT.	52.3 SQ. M.
207	3 BED	941.8 SQ.FT.	87.5 SQ. M.
208	STUDIO A	521.0 SQ.FT.	48.4 SQ. M.
209	STUDIO A	532.8 SQ.FT.	49.5 SQ. M.
210	STUDIO A	532.8 SQ.FT.	49.5 SQ. M.
212	STUDIO A	532.8 SQ.FT.	49.5 SQ. M.
213	2 BED A	691.0 SQ.FT.	64.2 SQ. M.
214	3 BED A	691.0 SQ.FT.	64.2 SQ. M.
215	4 BED A	691.0 SQ.FT.	64.2 SQ. M.
216	1 BED + DEN A	597.4 SQ.FT.	55.5 SQ. M.
TOTAL		8,332.3 SQ.FT.	774.1 SQ. M.

L3			
Unit	Type	Interior Area	Balcony
301	1 BED E	474.7 SQ.FT.	44.1 SQ. M.
302	1 BED D	549.0 SQ.FT.	51.0 SQ. M.
303	1 BED C	437.0 SQ.FT.	40.6 SQ. M.
304	1 BED C2	438.1 SQ.FT.	40.7 SQ. M.
305	2 BED B	652.3 SQ.FT.	60.6 SQ. M.
306	1 BED B	510.2 SQ.FT.	47.4 SQ. M.
307	1 BED A	563.0 SQ.FT.	52.3 SQ. M.
308	3 BED	941.8 SQ.FT.	87.5 SQ. M.
309	STUDIO A	521.0 SQ.FT.	48.4 SQ. M.
310	STUDIO A	532.8 SQ.FT.	49.5 SQ. M.
311	STUDIO A	532.8 SQ.FT.	49.5 SQ. M.
312	STUDIO B	421.9 SQ.FT.	39.2 SQ. M.
313	STUDIO A	532.8 SQ.FT.	49.5 SQ. M.
314	2 BED A	691.0 SQ.FT.	64.2 SQ. M.
315	2 BED A	691.0 SQ.FT.	64.2 SQ. M.
316	2 BED A	691.0 SQ.FT.	64.2 SQ. M.
317	1 BED + DEN A	597.4 SQ.FT.	55.5 SQ. M.
TOTAL		9,777.9 SQ.FT.	908.4 SQ. M.

L4-L19 (16 Levels)			
Unit	Type	Interior Area	Balcony
401-1901	1 BED + DEN C	580.2 SQ.FT.	53.9 SQ. M.
402-1902	2 BED E	686.7 SQ.FT.	63.8 SQ. M.
403-1903	1 BED F	437.0 SQ.FT.	40.6 SQ. M.
404-1904	2 BED D	701.8 SQ.FT.	65.2 SQ. M.
405-1905	1 BED G	463.9 SQ.FT.	43.1 SQ. M.
406-1906	STUDIO C	397.2 SQ.FT.	36.9 SQ. M.
407-1907	2 BED C	672.7 SQ.FT.	62.5 SQ. M.
408-1908	1 BED F2	437.0 SQ.FT.	40.6 SQ. M.
409-1909	1 BED + DEN B	594.2 SQ.FT.	55.2 SQ. M.
410-1910	STUDIO C	397.2 SQ.FT.	36.9 SQ. M.
TOTAL		8588.4 SQ.FT.	797.2 SQ. M.

CAR PARKING REQUIREMENTS

RESIDENTIAL				
APARTMENT	0.50 SPACES/UNIT (< 45m ²)	0.60 SPACES/UNIT (45m ² -70m ²)	1.00 SPACES/UNIT (> 70m ²)	0.1 VISITOR SPACE/UNIT
REQUIRED	43	62	8	20
PROVIDED				11

COMMERCIAL				
	RESTAURANT 1 SPACE /40m ²	RETAIL 1 SPACE /80m ²	GROCERY MIN. 3 SPACES/ 1,000 SF	DAYCARE 1 SPACE /100m ²
REQUIRED	6	5	-	-
PROVIDED	6	5	-	-

RESIDENTIAL + COMMERCIAL CAR PARKING TOTAL	
REQUIRED	144
PROVIDED	127

BIKE PARKING REQUIREMENTS

RESIDENTIAL				
APARTMENT (LONGTERM)	1 SPACE/UNIT (< 45m ²)	1.25 SPACES/UNIT (<45m ²)	TOTAL	(SHORTTERM)
REQUIRED	86	139	225	20
PROVIDED			225	20

COMMERCIAL					
(LONGTERM)	OFFICE 1 SPACE /150m ²	RETAIL 1 SPACE /200m ²	RESTAURANT 1 SPACE /400m ²	GROCERY 1 SPACE /200m ²	DAYCARE 1 SPACE /700m ²
REQUIRED	-	2	1	-	-
PROVIDED	-	2	2	-	-

(SHORTTERM)	OFFICE 1 SPACE /400m ²	RETAIL 1 SPACE /200m ²	RESTAURANT 1 SPACE /100m ²	GROCERY 1 SPACE /200m ²	DAYCARE 1 SPACE /200m ²
REQUIRED	-	2	3	-	-
PROVIDED	-	2	3	-	-

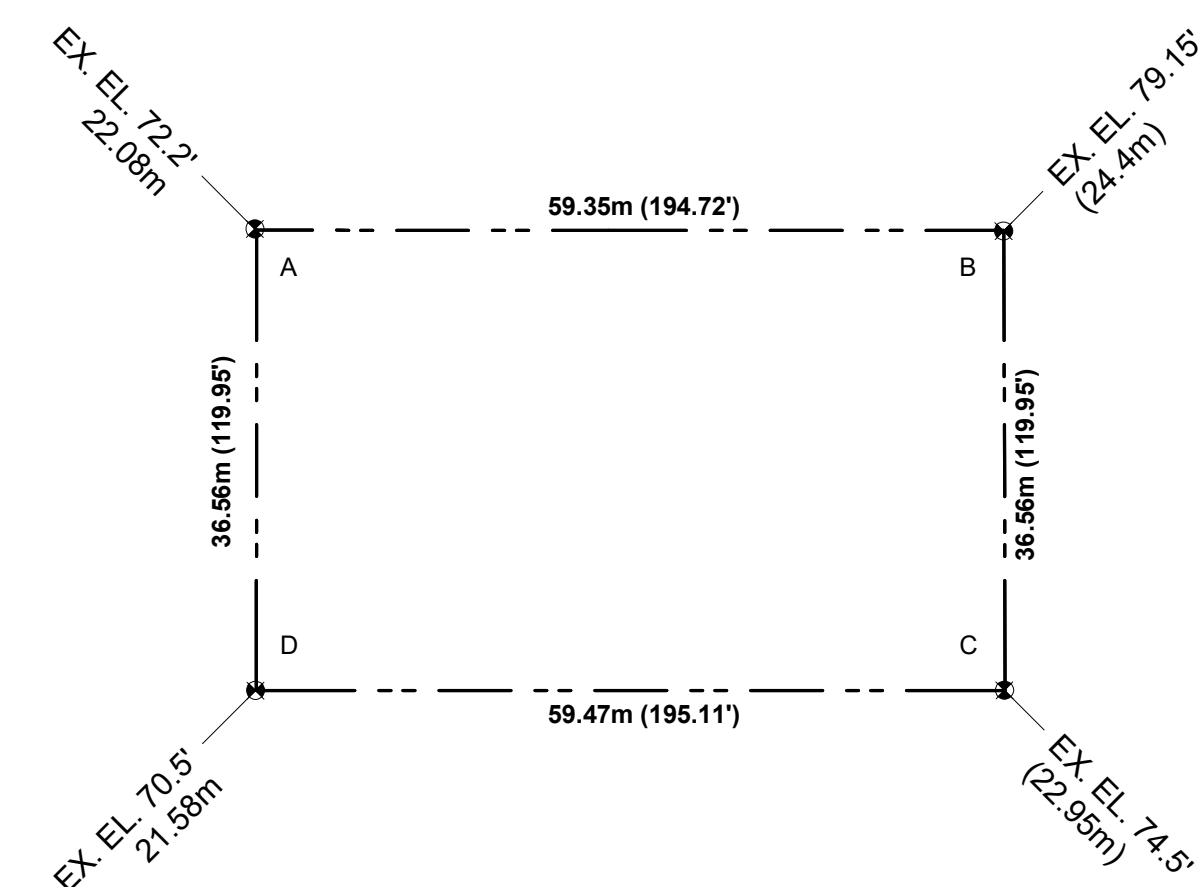
RESIDENTIAL + COMMERCIAL BIKE PARKING TOTAL (LONGTERM)	228
REQUIRED	228
PROVIDED	229

RESIDENTIAL + COMMERCIAL BIKE PARKING TOTAL (SHORTTERM)	25
REQUIRED	25
PROVIDED	25

AVERAGE GRADE CALCULATION

A-B =	$[(22.08m + 24.4m)/2] \times 59.35m =$	1379.29
B-C =	$[(24.4m + 22.95m)/2] \times 36.56m =$	865.56
C-D =	$[(22.95m + 21.58m)/2] \times 59.47m =$	1324.10
D-A =	$[(21.58m + 22.08m)/2] \times 36.56m =$	798.10
AVG GRADE =	$4,367.06 / 191.94m =$	22.75m

NOTE:
BUILDING & ACCESS TO BUILDING DESIGNED TO CBC 2018 REQUIREMENTS.



AVERAGE GRADE PLAN

Revisions
Received Date:
December 4, 2023
Deemed Date:
September 14, 2023

DRAWING LIST

A-000	COVER SHEET
A-101	SITE PLAN EXISTING
A-102	SITE PLAN PROPOSED
A-201	LEVEL P3 PLAN
A-202	LEVEL P2 PLAN
A-203	LEVEL P1 PLAN
A-204	LEVEL 1 FLOOR PLAN
A-205	LEVEL 1 UPPER
A-206	LEVEL 2 FLOOR PLAN
A-207	LEVEL 3 FLOOR PLAN
A-208	TYPICAL TOWER LEVEL PLAN
A-209	ROOF DECK PLAN
A-210	ROOF PLAN / ELEVATOR OVERRUN
A-300	MATERIALS
A-301	SOUTH ELEVATION
A-302	EAST ELEVATION
A-303	NORTH ELEVATION
A-304	WEST ELEVATION
A-311	BUILDING SECTION
A-312	BUILDING SECTION
A-313	BUILDING SECTION
A-314	BUILDING SECTION
A-315	BUILDING SECTION
A-401	STREETSCAPE ELEVATIONS
A-402	STREETSCAPE ELEVATIONS
A-403	SHADOW STUDY
A-404	RENDERINGS
A-405	RENDERINGS
A-406	RENDERINGS

TOTAL SHEETS: 29

Seal

854-880 PANDORA AVE.

854-880 Pandora Ave
Victoria, BC

Project

COVER SHEET

Drawing

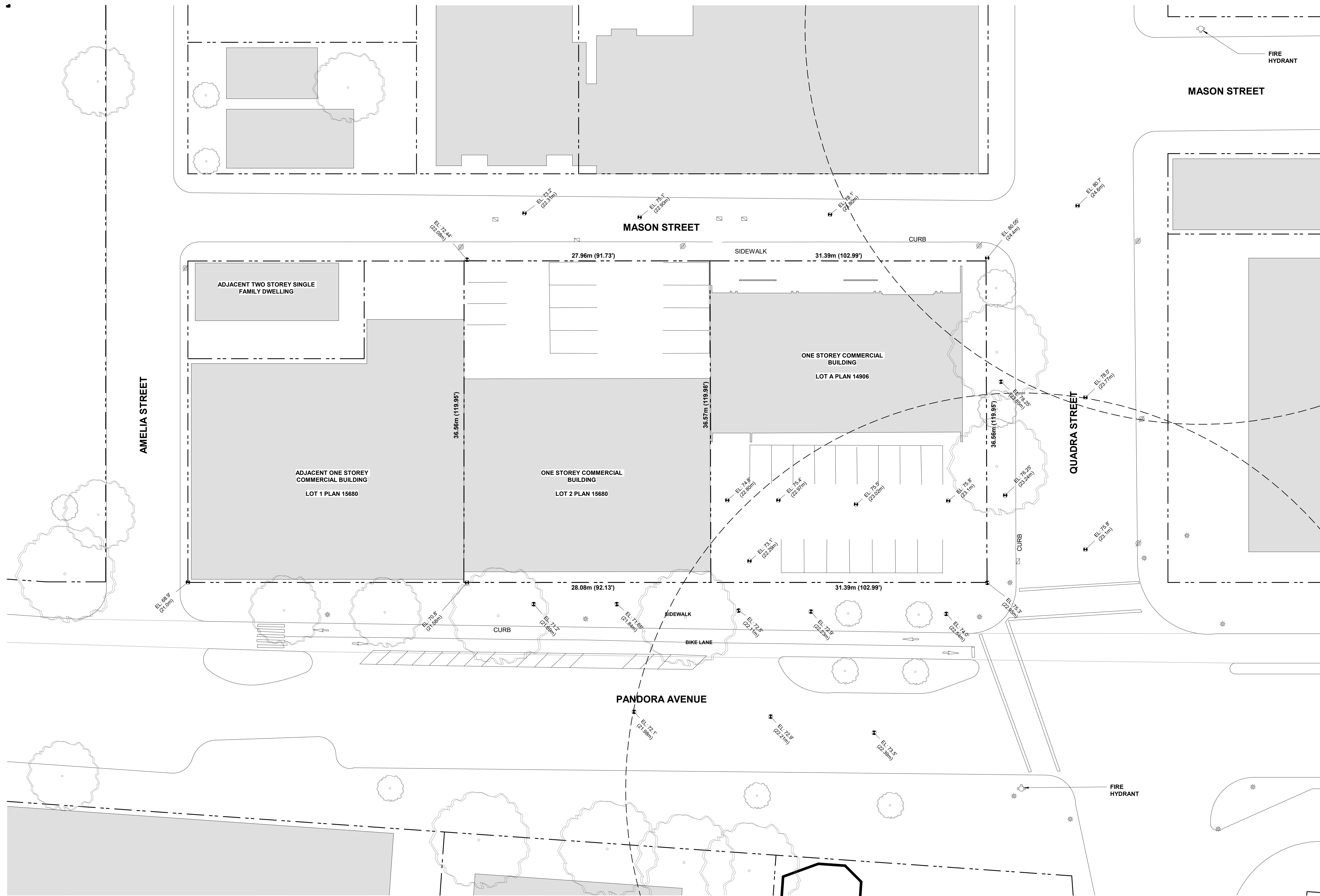
Scale 1" = 50'-0"

Project 222011

Sheet **A-000**



1	ISSUED FOR RZ/DP	2023-03-24
4	RE-ISSUED FOR RZ/DP	2023-09-08
5	RZ/DP RESUBMISSION	2023-11-02
6	RZ/DP RESUBMISSION	2023-11-27



1 SITE PLAN EXISTING
A301 SCALE: 1 : 200

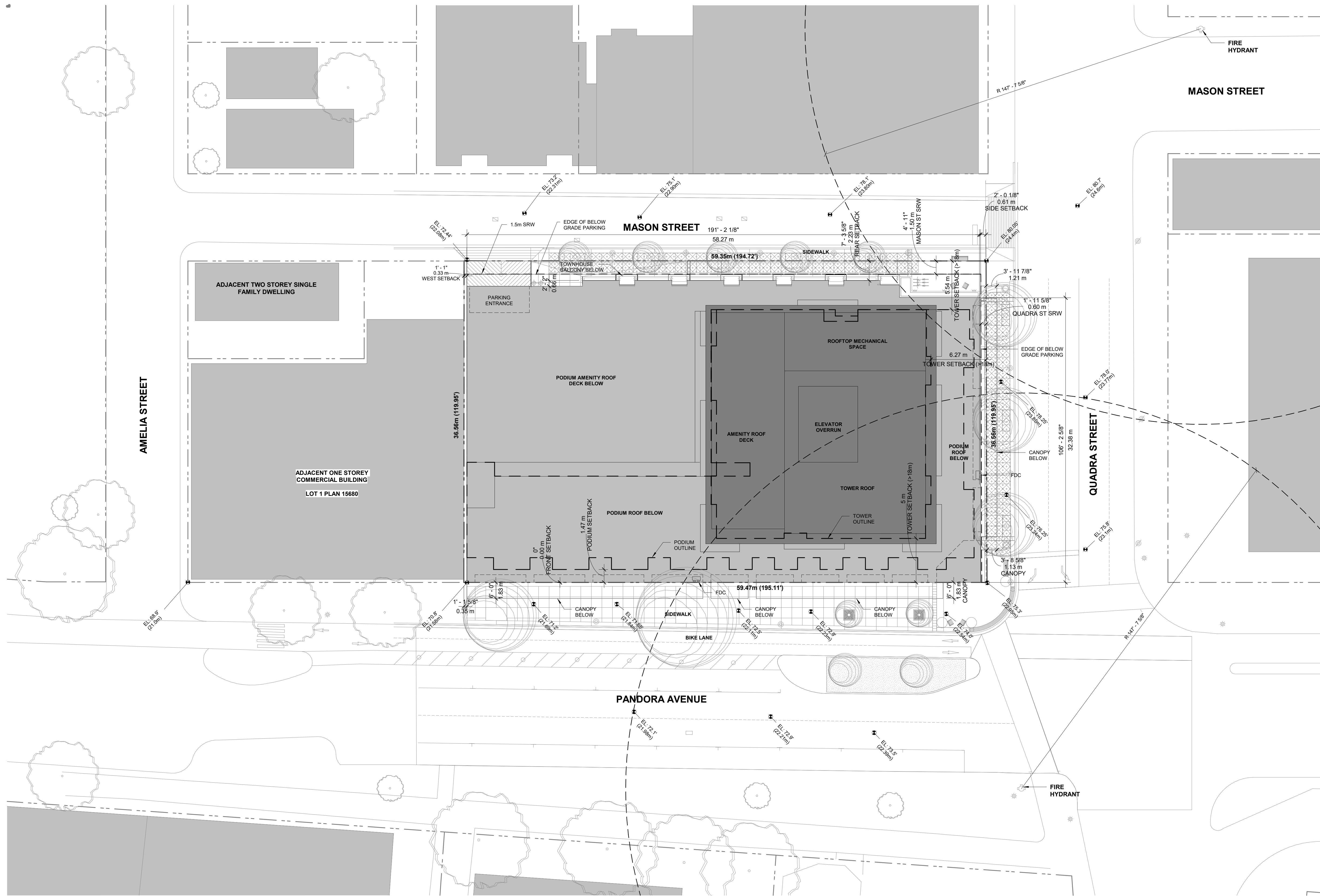
Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
SITE PLAN EXISTING

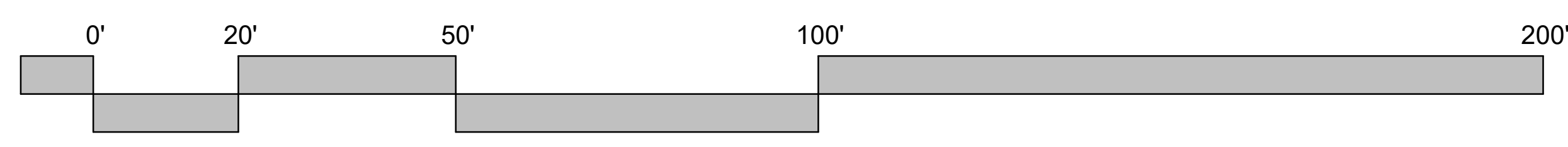
Drawing
Scale 1 : 200
Project 222011



1	ISSUED FOR RZ/DP	2023-03-24
2	RE-ISSUED FOR RZ/DP	2023-05-19
4	RE-ISSUED FOR RZ/DP	2023-09-08
5	RZ/DP RESUBMISSION	2023-11-02



1 SITE PLAN PROPOSED
 SCALE: 1:200
 REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPE & FURNISHING DETAILS
 REFER TO CIVIL DRAWINGS FOR SITE SERVICING DETAILS

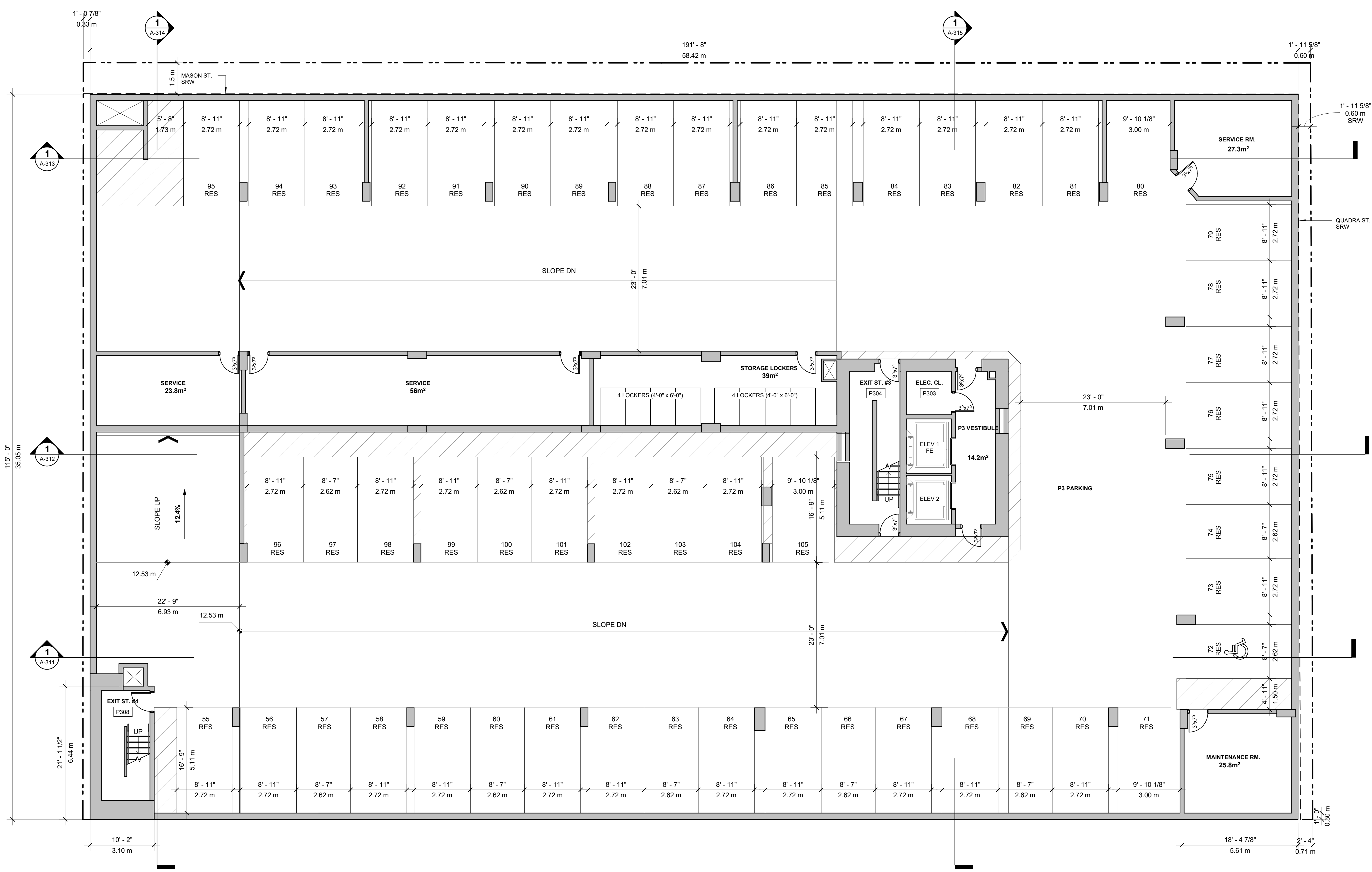


Seal
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854-880 Pandora Ave
 Victoria, BC
 Project
 SITE PLAN
 PROPOSED

Drawing
 Scale 1:200
 Project 222011

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LEVEL P3
TOTAL RESIDENTIAL PARKING SPACES
51
9 REGULAR SPACES
40 WIDE SPACES
2 ACCESSIBLE SPACES

1 LEVEL P3 PLAN
SCALE: 1/8" = 1'-0"
0' 2' 5' 10' 20'

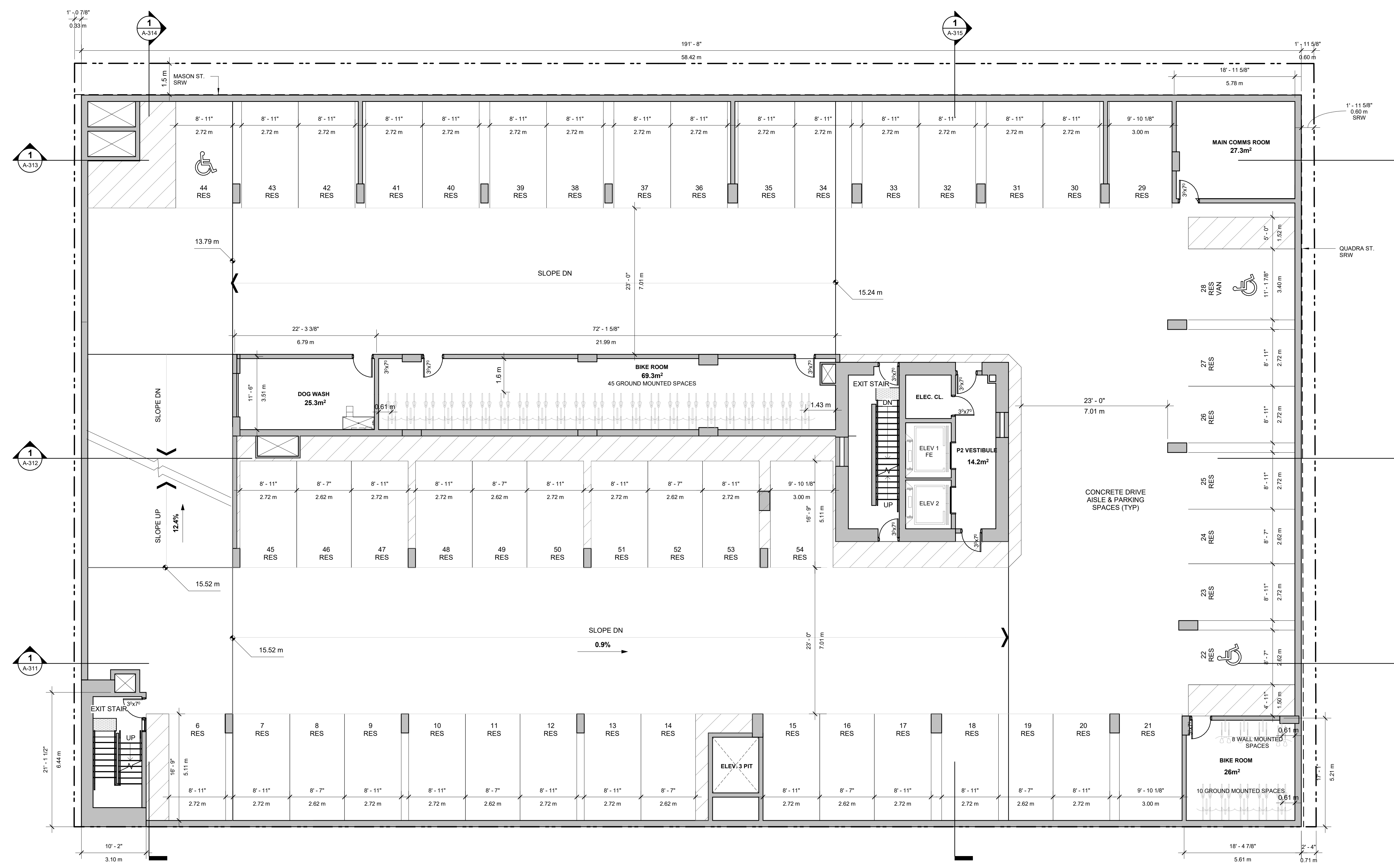
Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
LEVEL P3 PLAN

Drawing
Scale 1/8" = 1'-0"
Project 222011

Sheet **A-201**

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LEVEL P2
TOTAL PARKING SPACES
49
9 REGULAR SPACES
37 WIDE SPACES
2 ACCESSIBLE SPACES
1 VAN ACCESSIBLE SPACE

TOTAL LONG TERM BICYCLE SPACES (P1 + P2)
229

RESIDENTIAL BICYCLE SPACES
63
(55 GROUND MOUNTED)
(8 WALL MOUNTED) (10% TOTAL)

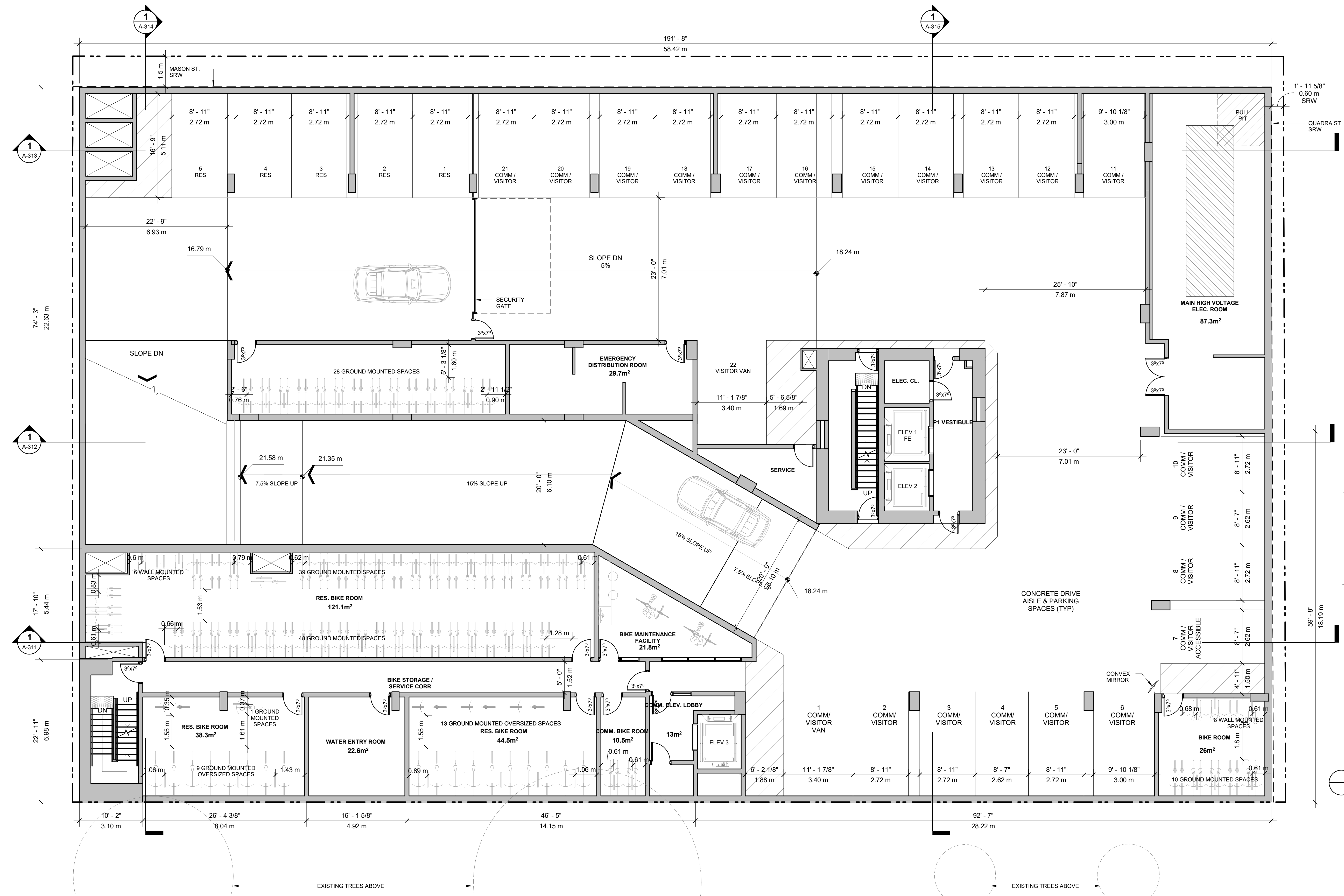
1 LEVEL P2 PLAN
SCALE: 1/8" = 1'-0"
0' 2' 5' 10' 20'

Seal
**854-880
PANDORA AVE.**

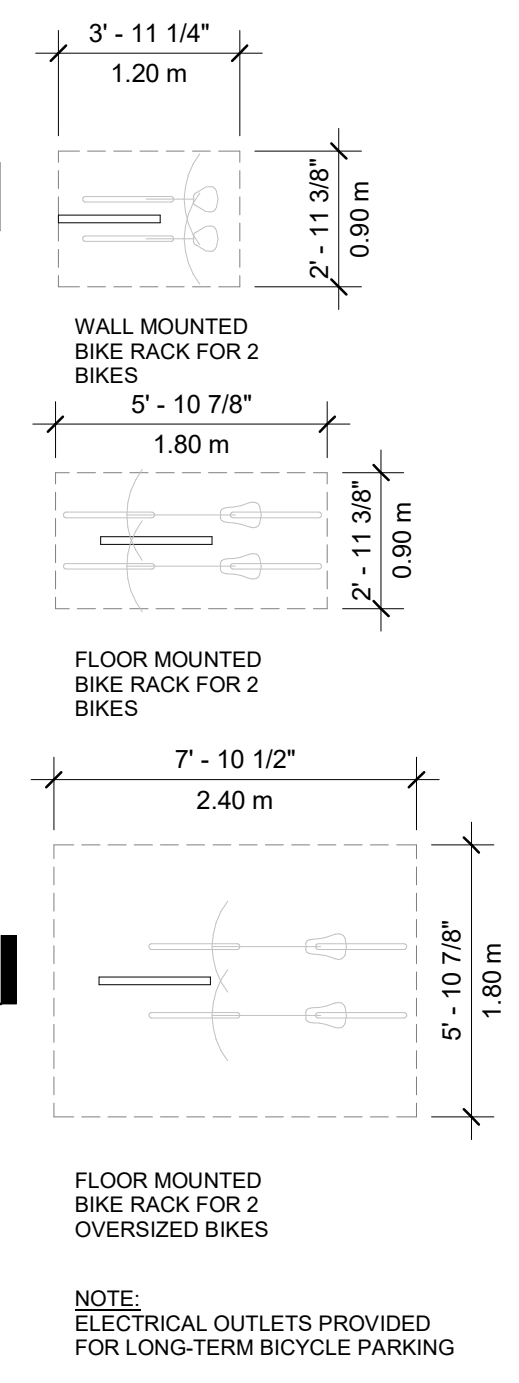
854-880 Pandora Ave
Victoria, BC
Project
LEVEL P2 PLAN

Drawing
Scale 1/8" = 1'-0"
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LEVEL P1
TOTAL PARKING SPACES
 27
TOTAL COMMERCIAL/VISITOR SPACES
 22
 2 REGULAR SPACES
 17 WIDE SPACES
 2 VAN ACCESSIBLE SPACES
 1 ACCESSIBLE SPACE
TOTAL RESIDENTIAL SPACES
 5
TOTAL LONG TERM BICYCLE SPACES (P1 + P2)
 229
RESIDENTIAL SPACES
 162
 (126 GROUND MOUNTED)
 (22 GROUND MOUNTED OVERSIZED)
 (14 WALL MOUNTED) (10% TOTAL)
COMMERCIAL SPACES
 4 GROUND MOUNTED



TYP. BIKE RACKS
 SCALE: 1:50

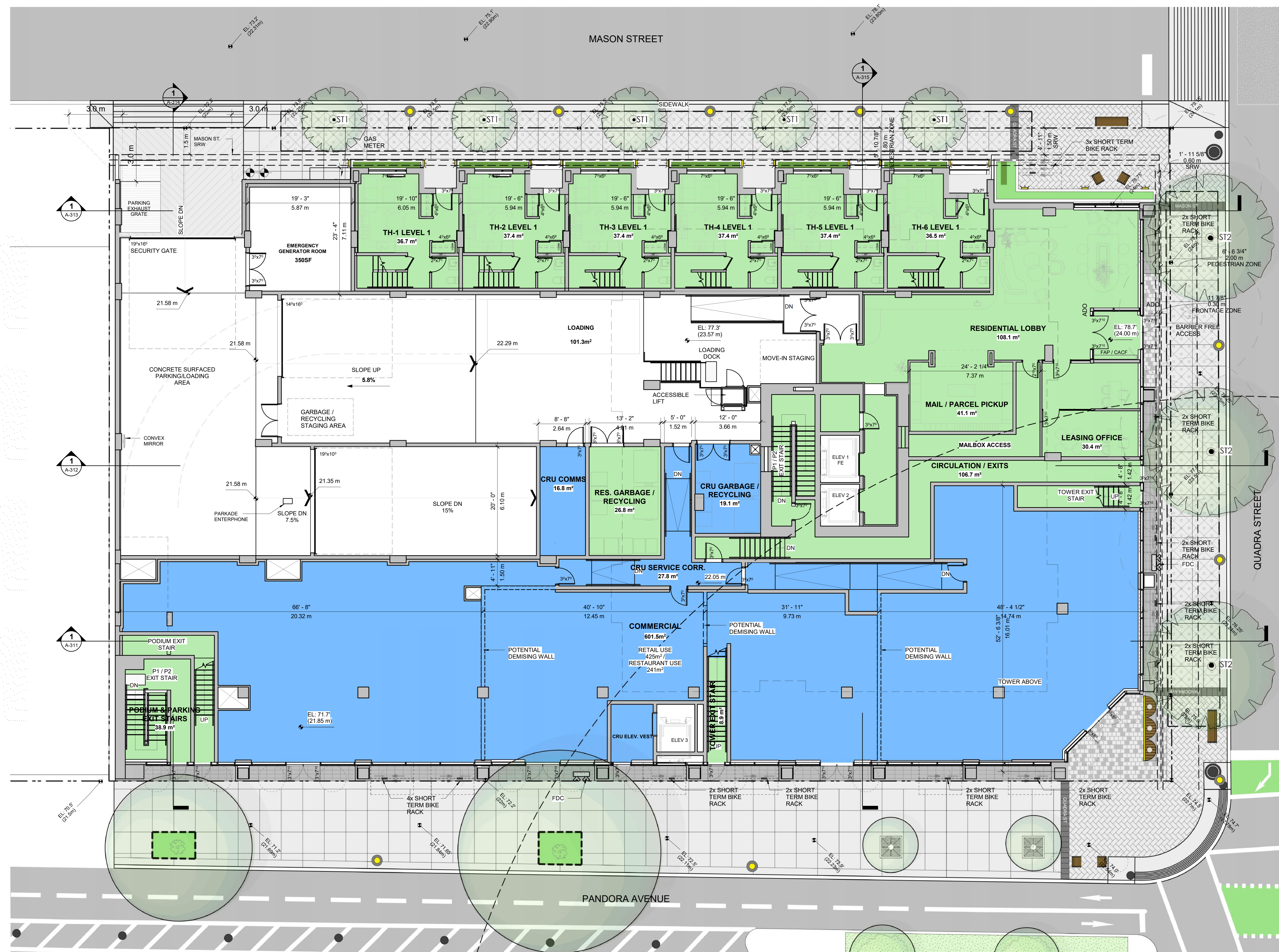
LEVEL P1 PLAN
 SCALE: 1/8" = 1'-0"
 0' 2' 5' 10' 20'

Seal
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 PANDORA AVE.

854-880 Pandora Ave
 Victoria, BC
 Project
 LEVEL P1 PLAN

Drawing
 Scale As Indicated
 Project 222011

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NOTE:
BC HYDRO POLES FRONTING THE PROPERTY ALONG THE MASON STREET TO BE REMOVED AND LOCATED UNDERGROUND; REFER TO CIVIL DRAWINGS

LEVEL 1
TOTAL FLOOR AREA 13,390.3 SQ.FT. / 1,244m ²
RESIDENTIAL AREA 6,149.5 SQ.FT. / 578.8m ²
COMMERCIAL AREA 7,160.2 SQ.FT. / 665.2m ²
TOTAL RESIDENTIAL UNITS 6 UNITS
6 TWO BEDROOM TOWNHOUSE
 RESIDENTIAL AREA
 COMMERCIAL AREA

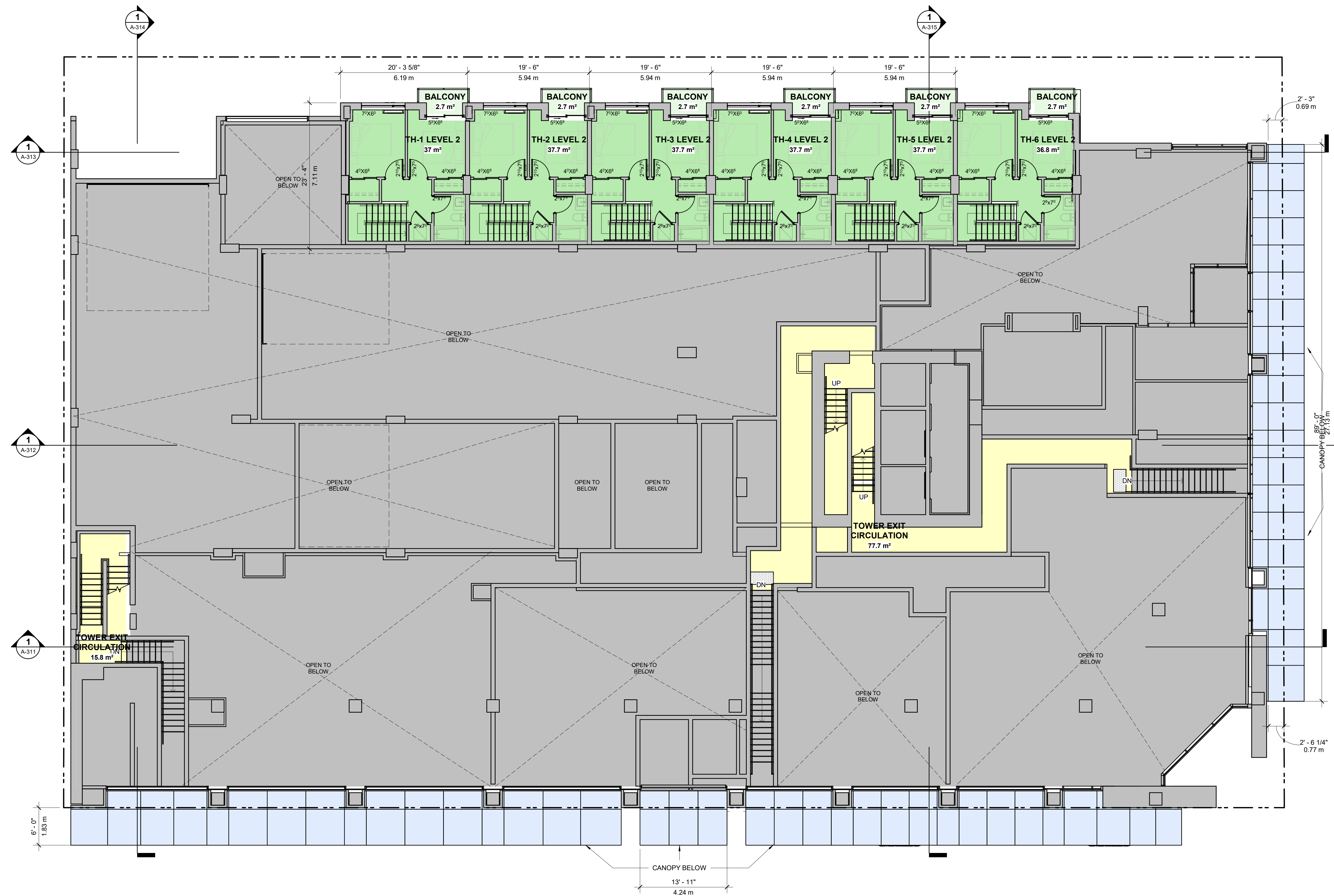
1 LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

Seal
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854-880 Pandora Ave
Victoria, BC
Project
LEVEL 1 FLOOR PLAN

Drawing
Scale: As indicated
Project 222011
Sheet **A-204**

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LEVEL 1 UPPER
TOTAL FLOOR AREA
 3,424 SQ.FT. / 318.1m²
TOWNHOUSE AREA
 2,417.6 SQ.FT. / 224.6m²
CIRCULATION AREA
 1,006.4 SQ.FT. / 93.5m²

- RESIDENTIAL SUITE
- RESIDENTIAL COMMON AREA / CIRCULATION
- EXTERIOR BALCONY

1 LEVEL 1 UPPER FLOOR PLAN
 A020 SCALE: 1/8" = 1'-0"

Seal
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 PANDORA AVE.

854-880 Pandora Ave
 Victoria, BC
 Project
 LEVEL 1 UPPER

Drawing
 Scale As indicated
 Project 222011
A-205
 Sheet



LEVEL 2
TOTAL FLOOR AREA
 11,346.2 SQ.FT. / 1,054.1m²
SUITE AREA
 8,332.3 SQ.FT. / 774.1m²
AMENITY AREA
 1,474.7 SQ.FT. / 137m²
COMMON / CIRCULATION AREA
 1,539.2 SQ.FT. / 143m²
TOTAL UNITS
 14 UNITS

- 1 THREE BEDROOM
- 4 TWO BEDROOM
- 1 ONE BEDROOM + DEN
- 4 ONE BEDROOM
- 4 STUDIO

RESIDENTIAL SUITE
 RESIDENTIAL COMMON AREA / CIRCULATION
 EXTERIOR BALCONY

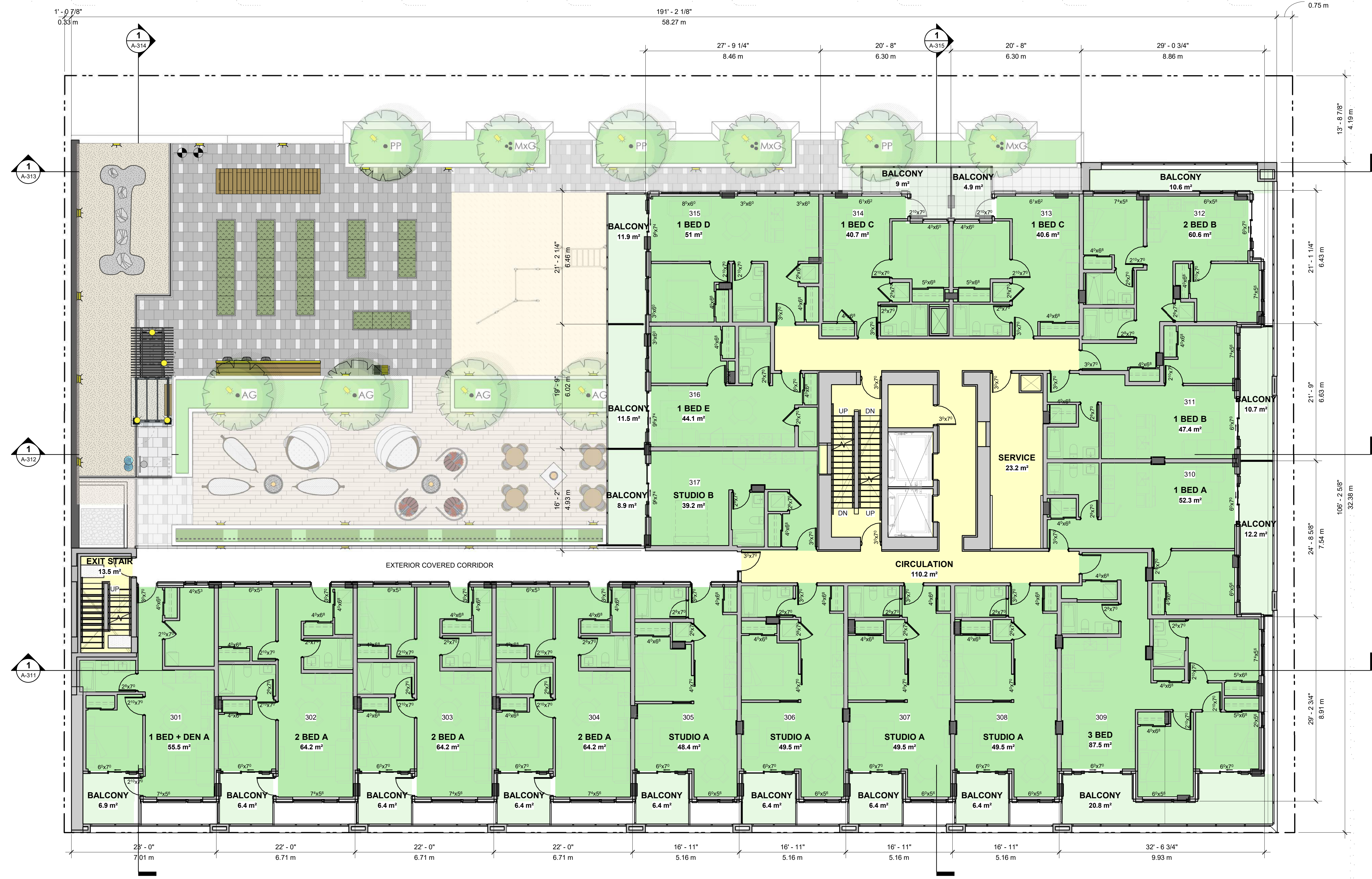
LEVEL 2 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
LEVEL 2 FLOOR PLAN

Sheet
A-206

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LEVEL 3
TOTAL FLOOR AREA (FSR)
 11,360.2 SQ.FT. / 1,055.4m²
SUITE AREA
 9,777.9 SQ.FT. / 908.4m²
COMMON / CIRCULATION AREA
 1,582.3 SQ.FT. / 147m²
TOTAL UNITS
 17 UNITS
 1 THREE BEDROOM
 4 TWO BEDROOM
 1 ONE BEDROOM + DEN
 6 ONE BEDROOM
 5 STUDIO

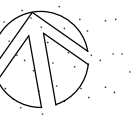
RESIDENTIAL SUITE
 RESIDENTIAL COMMON AREA / CIRCULATION
 EXTERIOR BALCONY

1 LEVEL 3 FLOOR PLAN
 A021 SCALE: 1/8" = 1'-0"

Seal
 854-880
 PANDORA AVE.

854-880 Pandora Ave
 Victoria, BC
 Project
 LEVEL 3 FLOOR PLAN

Drawing
 Scale: As indicated
 Project: 222011
A-207
 Sheet



LEVEL 4 - 19
TOTAL FLOOR AREA (FSR)
 6,293.7 SQ.FT. / 584.6m²

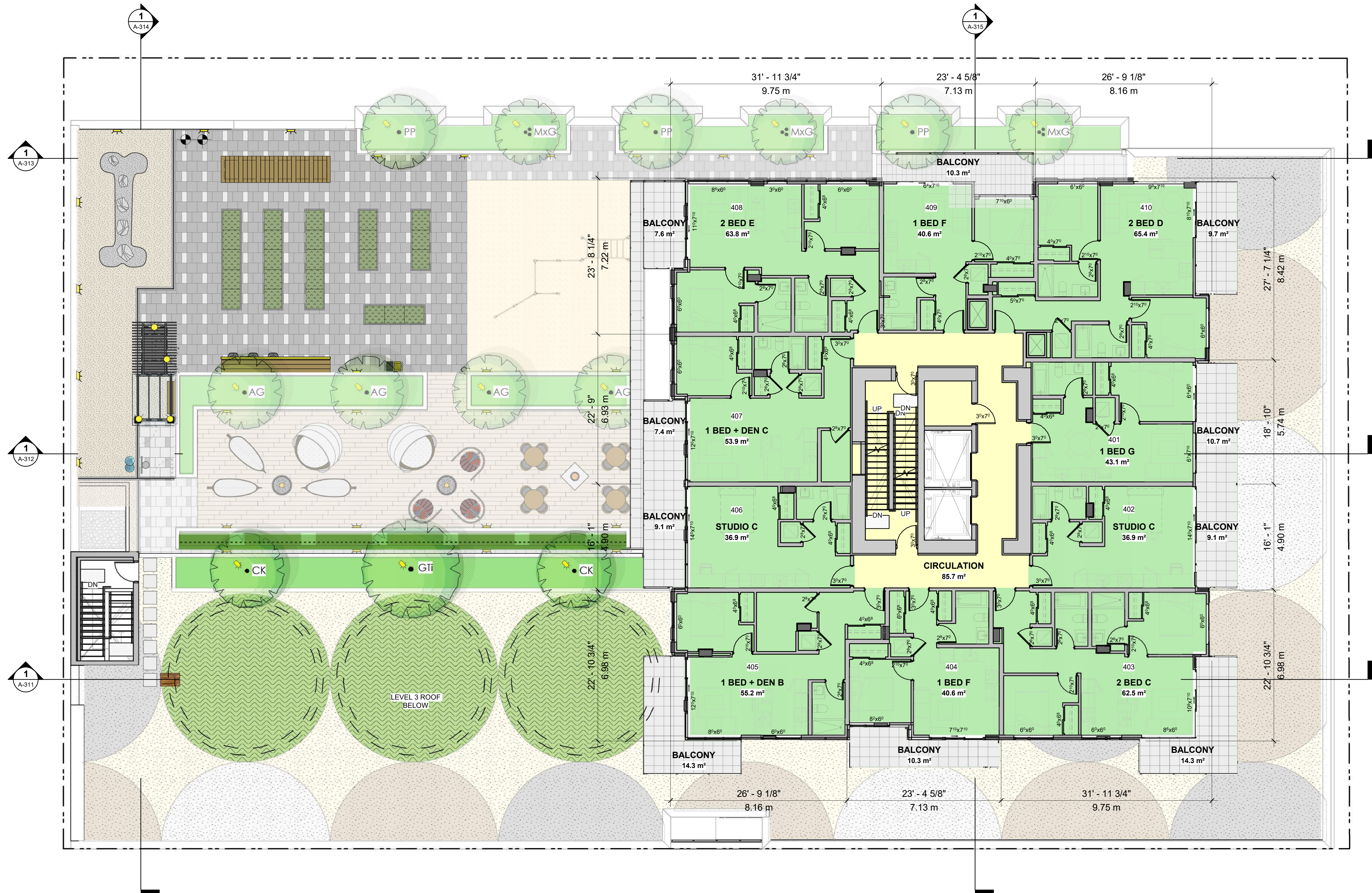
SUITE AREA
 5,370.1 SQ.FT. / 498.9m²

CIRCULATION AREA
 922.5 SQ.FT. / 85.7m²

TOTAL UNITS
 10 UNITS

3	TWO BEDROOM
2	ONE BEDROOM + DEN
3	ONE BEDROOM
2	STUDIO

- RESIDENTIAL SUITE
- RESIDENTIAL COMMON AREA / CIRCULATION
- EXTERIOR BALCONY



1 TYPICAL TOWER FLOOR PLAN (4-19)

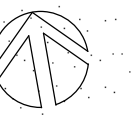
SCALE: 1/8" = 1'-0"

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854-880 Pandora Ave
 Victoria, BC
 Project
 TYPICAL TOWER
 LEVEL PLAN

Drawing
 Scale: As indicated

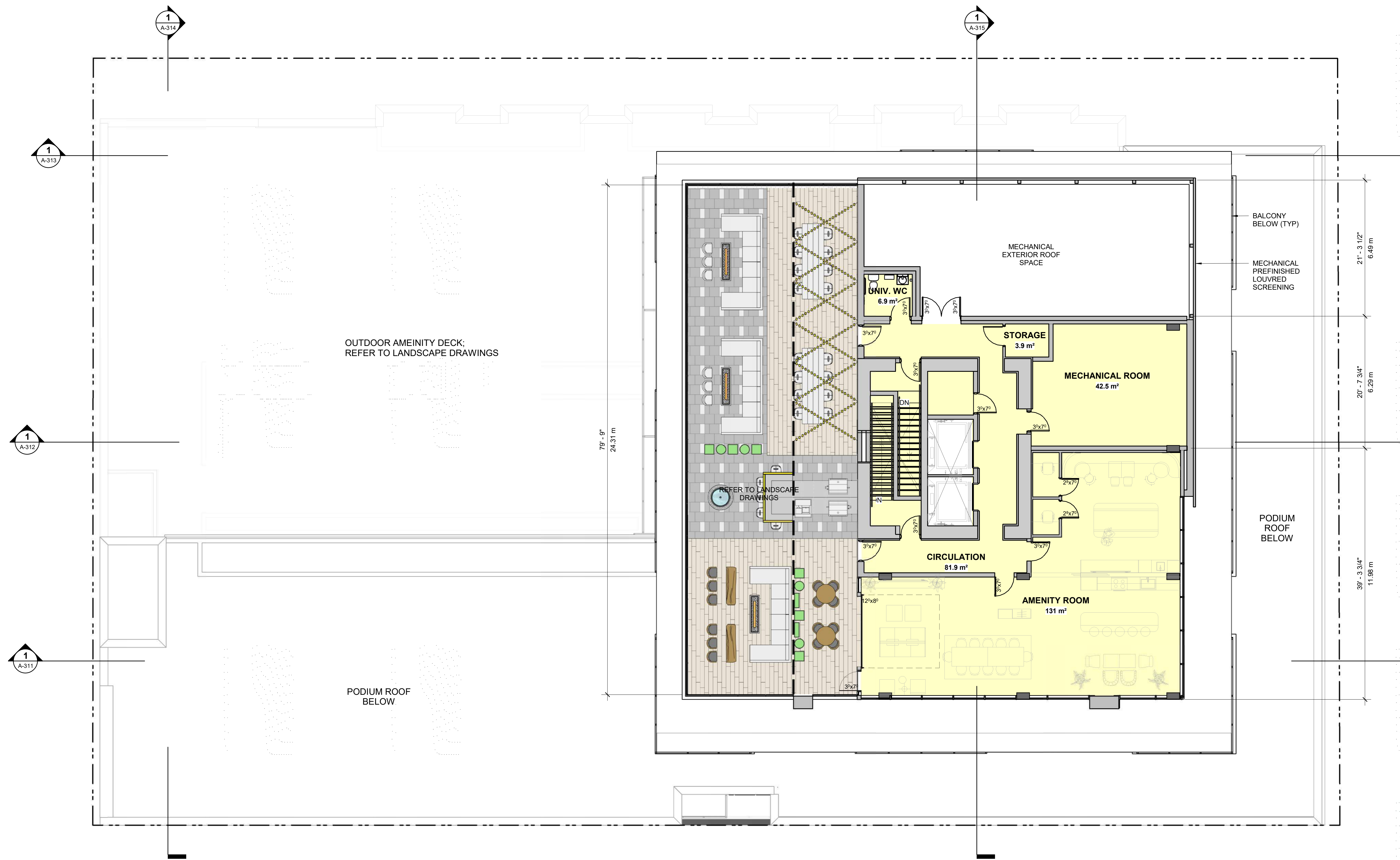
Project 222011



- 1 ISSUED FOR RZ/DP 2023-03-24
- 2 RE-ISSUED FOR RZ/DP 2023-05-19
- 4 RE-ISSUED FOR RZ/DP 2023-09-08
- 5 RZ/DP RESUBMISSION 2023-11-02
- 6 RZ/DP RESUBMISSION 2023-11-27

LEVEL 14 (ROOF DECK)
TOTAL FLOOR AREA
 2,865.4 SQ.FT. / 266.2m²
AMENITY AREA
 1,409.9 SQ.FT. / 131m²
CIRCULATION AREA
 997.8 SQ.FT. / 92.7m²
MECHANICAL ROOM
 457.7 SQ.FT. / 42.5m²

RESIDENTIAL COMMON
 AREA / CIRCULATION



1 LEVEL 20 AMENITY ROOF PLAN
 SCALE: 1/8" = 1'-0"

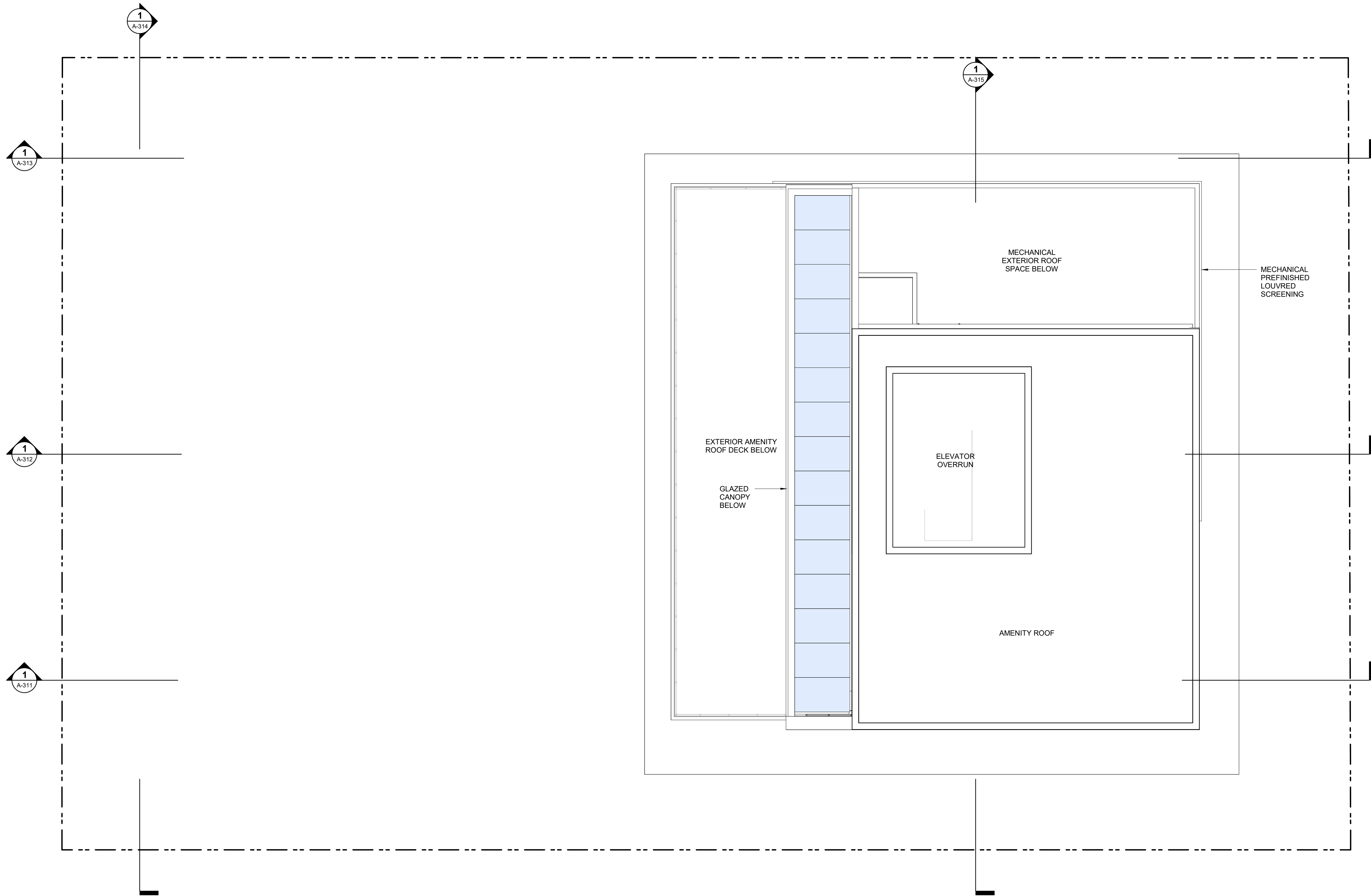
Seal
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 PANDORA AVE.

854-880 Pandora Ave
 Victoria, BC
 Project
 ROOF DECK PLAN

Drawing
 Scale: As indicated
 Project: 222011



Revisions	YYYY-MM-DD
1 ISSUED FOR RZ/DP	2023-03-24
2 RE-ISSUED FOR RZ/DP	2023-05-19
4 RE-ISSUED FOR RZ/DP	2023-09-08
5 RZ/DP RESUBMISSION	2023-11-02
6 RZ/DP RESUBMISSION	2023-11-27



1 ROOF PLAN / ELEVATOR OVERRUN PLAN

A301 SCALE: 1/8" = 1'-0"

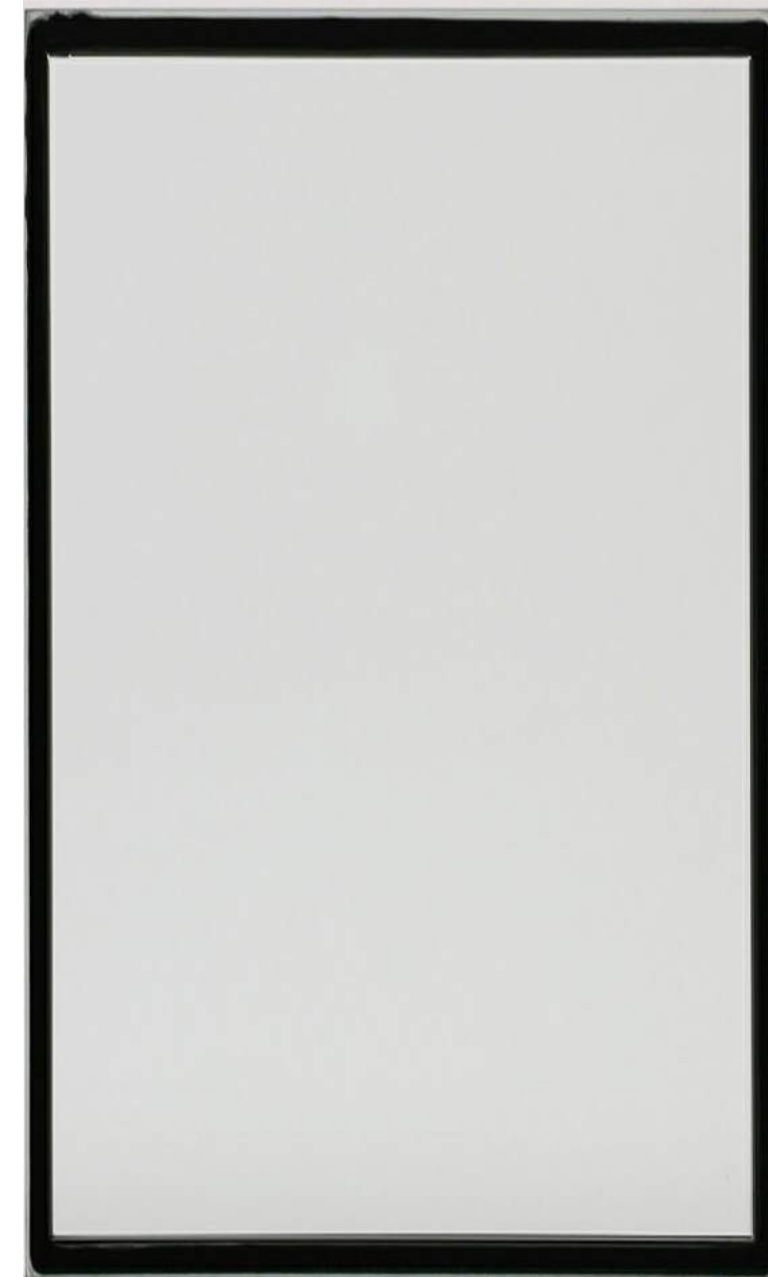
Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
ROOF PLAN /
ELEVATOR OVERRUN

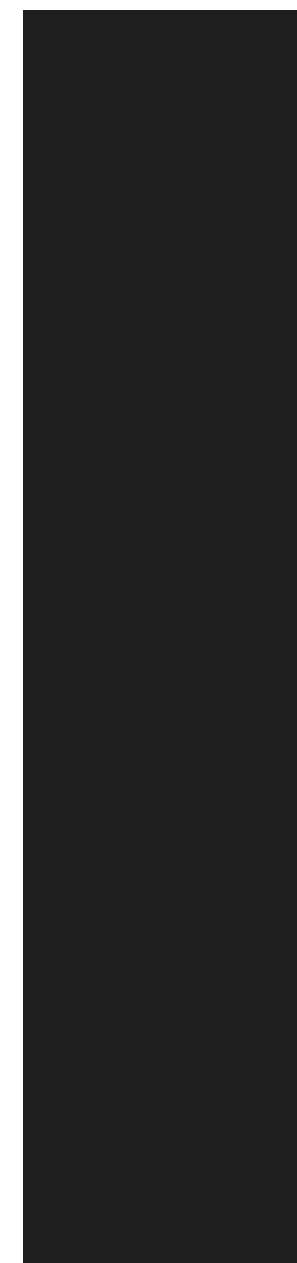
Drawing
Scale 1/8" = 1'-0"
Project 222011

Sheet **A-210**

TOWER LEVELS



CLEAR GLASS
LOW REFLECTIVITY



BLACK MULLIONS

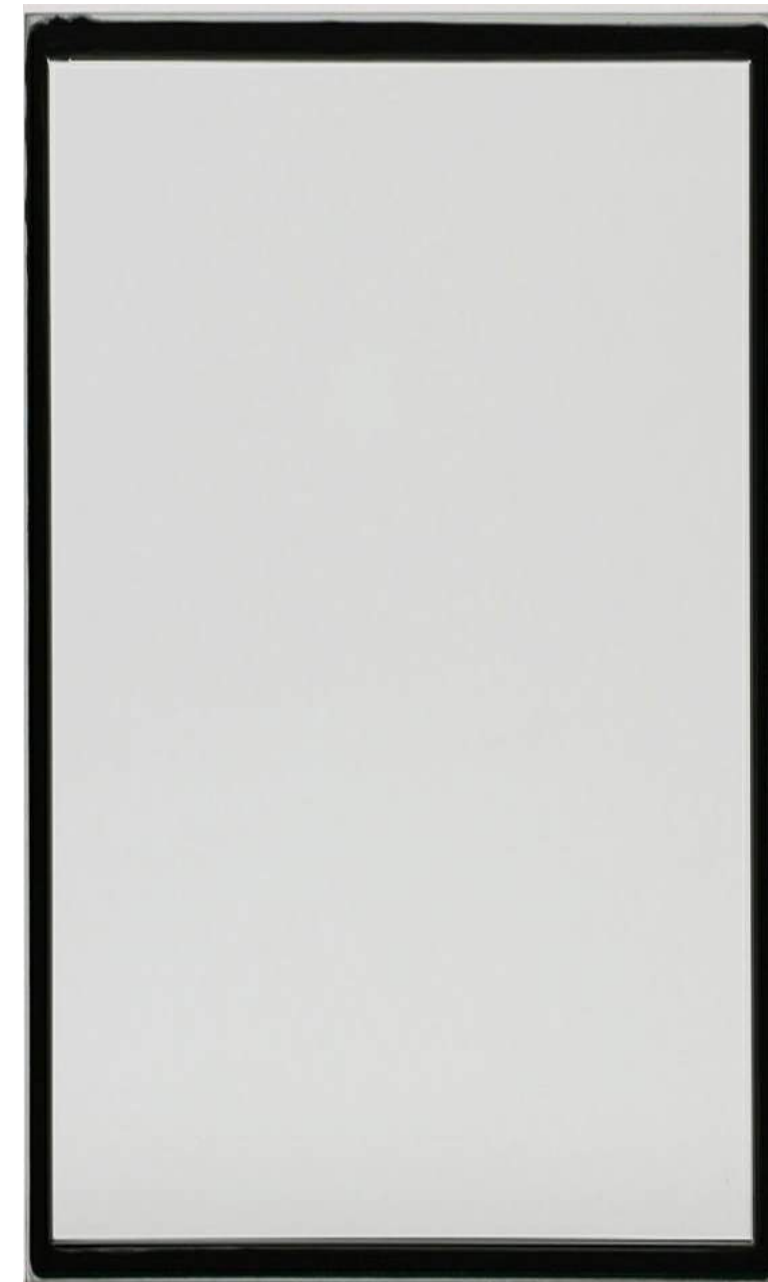


LIGHT GREY SPANDREL
PANEL

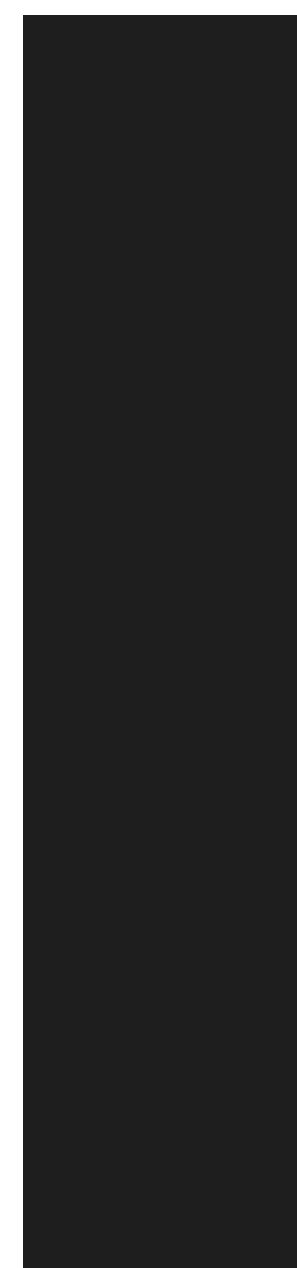


DARK CHARCOAL RAISED
METAL PANEL

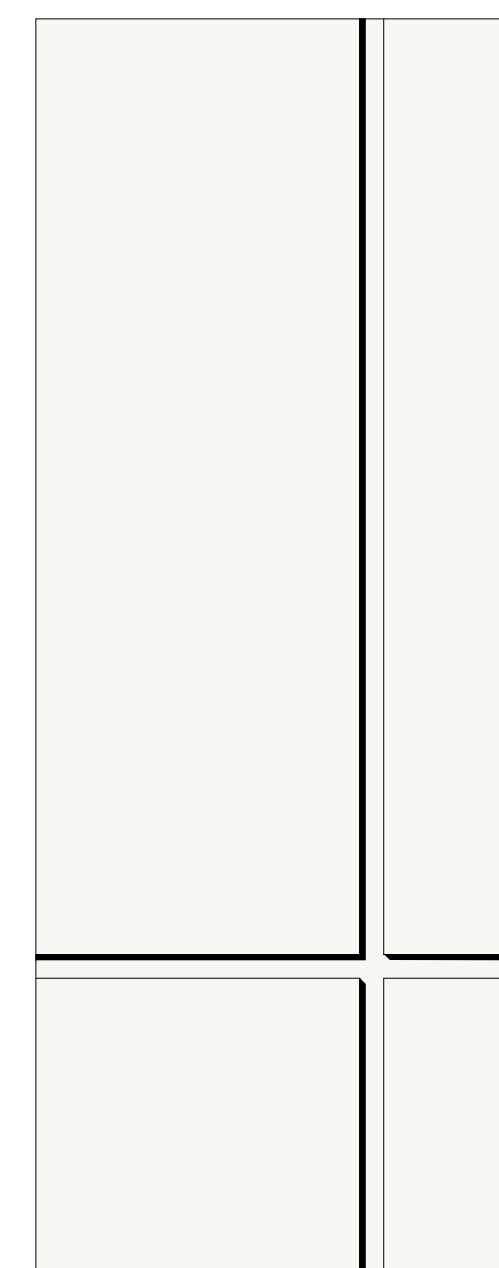
PODIUM LEVELS



CLEAR GLASS
LOW REFLECTIVITY

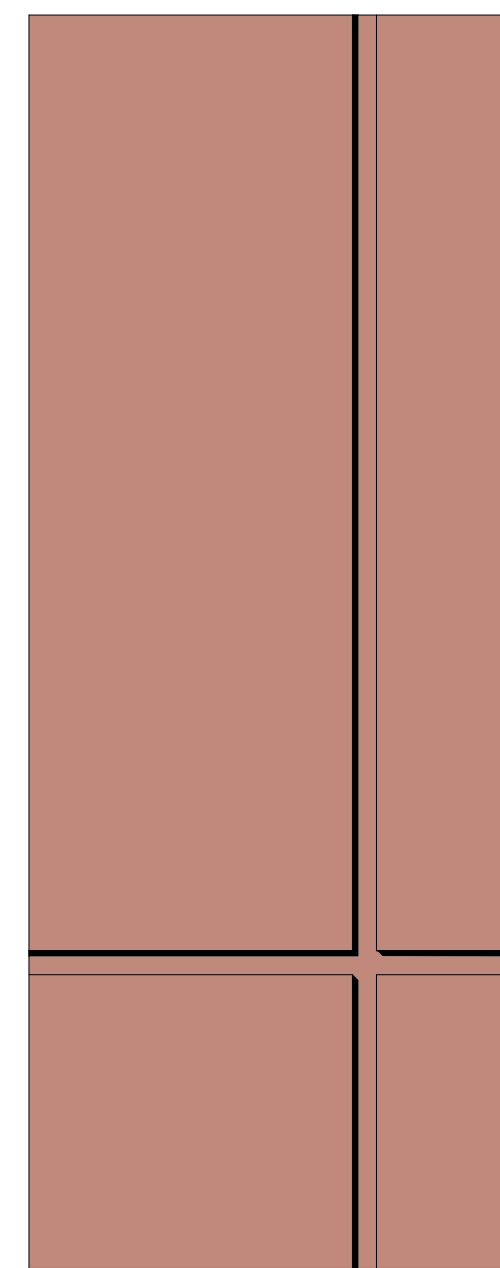


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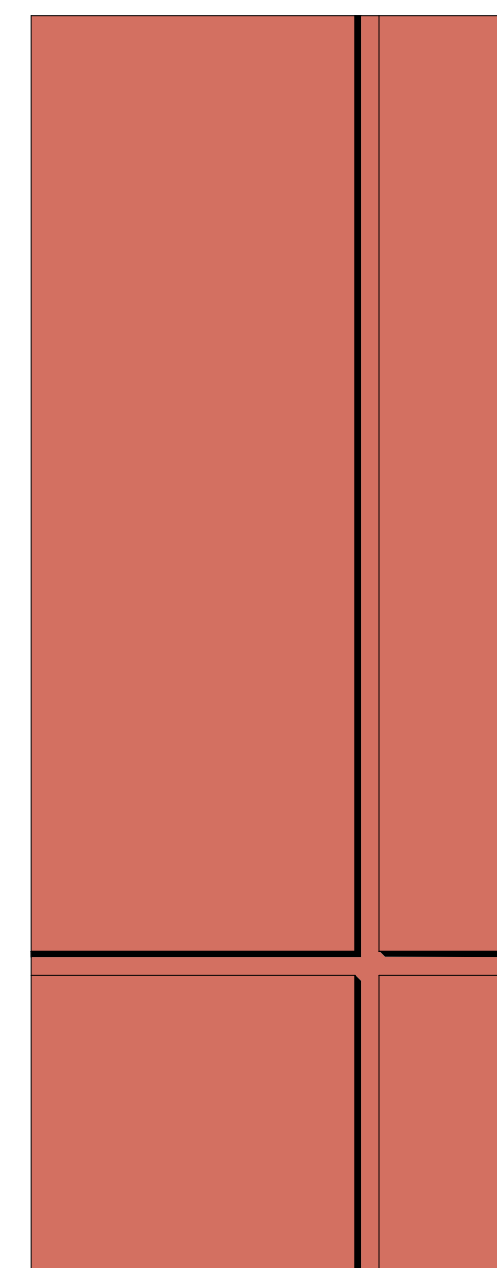


WINDOW WALL
METAL PANEL - WHITE

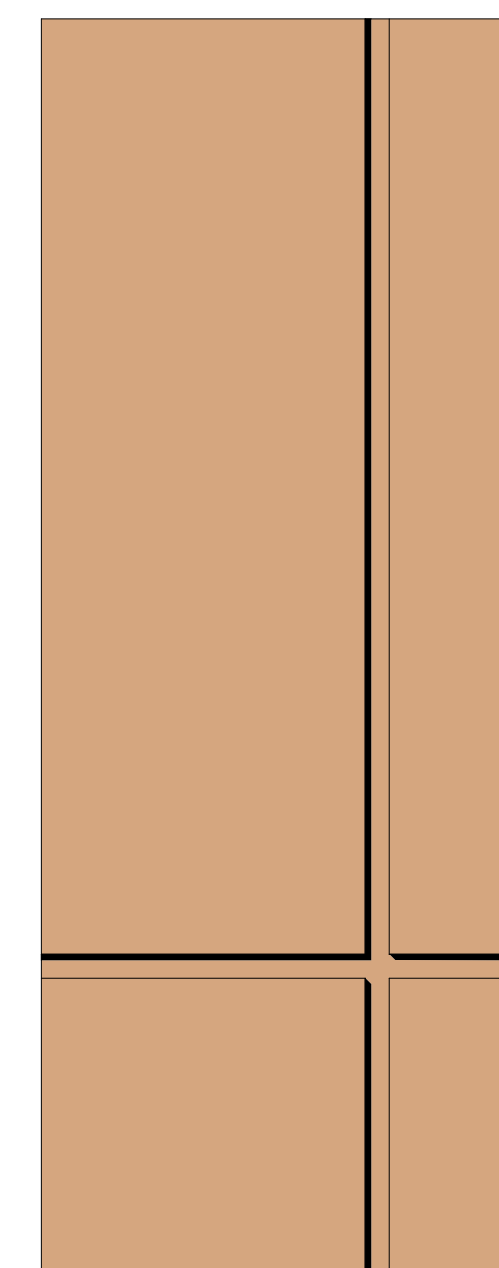
TOWNHOUSE EXTERIOR



WINDOW WALL
METAL PANEL -
TERRACOTTA (LIGHT RED)



WINDOW WALL
METAL PANEL - RED



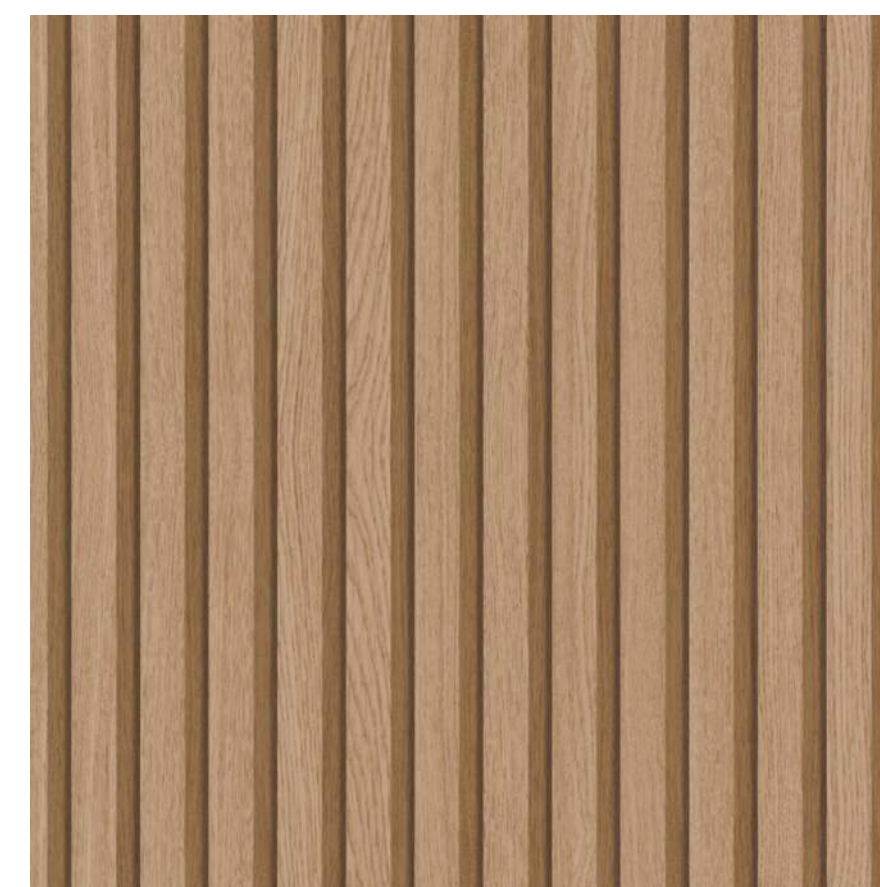
WINDOW WALL
METAL PANEL - BROWN



LIGHT COLOURED BRICK



HORIZONTAL BRICK REVEAL
DETAILING

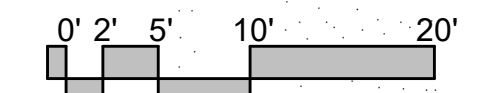


METAL PANEL SOFFIT - WHITE OAK



BLACK PAINTED STEEL CANOPY
W/ LAMINATED GLAZING

MATERIAL LEGEND	
B1	RUNNING BOND BRICK; COLOUR: LIGHT BEIGE
C1	PAINTED CONCRETE; COLOUR: CHARCOAL
C2	PAINTED CONCRETE; COLOUR: WHITE
C3	CONCRETE FACED INSULATED PANEL
F2	PREFINISHED METAL FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED STOREFRONT GLAZING; DARK FRAME; CLEAR (LOW REFLECTIVITY)
G3	PUNCHED WINDOW; CLEAR (LOW REFLECTIVITY)
G4	GUARDRAIL GLASS; CLEAR-LAMINATED
G5	LAMINATED PRIVACY SCREEN; FROSTED
M1	STEEL CANOPY W/ LAMINATED GLAZING; COLOUR: DARK
M2	ROOF MECHANICAL LOUVRE; COLOUR: LIGHT GREY
M3	PREFINISHED METAL PICKET GUARDRAIL; COLOUR: WHITE
WW1	DOUBLE GLAZED WINDOW WALL; DARK FRAME; CLEAR (LOW REFLECTIVITY)
WW2	SPANDREL PANEL; COLOUR: LIGHT GREY
WW3	METAL PANEL WINDOW WALL; COLOUR: RED
WW4	METAL PANEL WINDOW WALL; COLOUR: LIGHT RED
WW5	METAL PANEL WINDOW WALL; COLOUR: BROWN
WW7	RAISED METAL PANEL WINDOW WALL; COLOUR: DARK GREY



1 SOUTH ELEVATION
SCALE: 1 : 125

ADJACENT
1 STOREY
COMMERCIAL
BUILDING

EXTERIOR COLUMN
LIGHTING

EX. EL. 21.58 m

2' - 0"
0.61 m
EAST SETBACK

SIDEWALK

EX. EL. 22.95 m

QUADRA STREET

AVE. GRADE 22.75m

Seal

854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC

Project
SOUTH ELEVATION

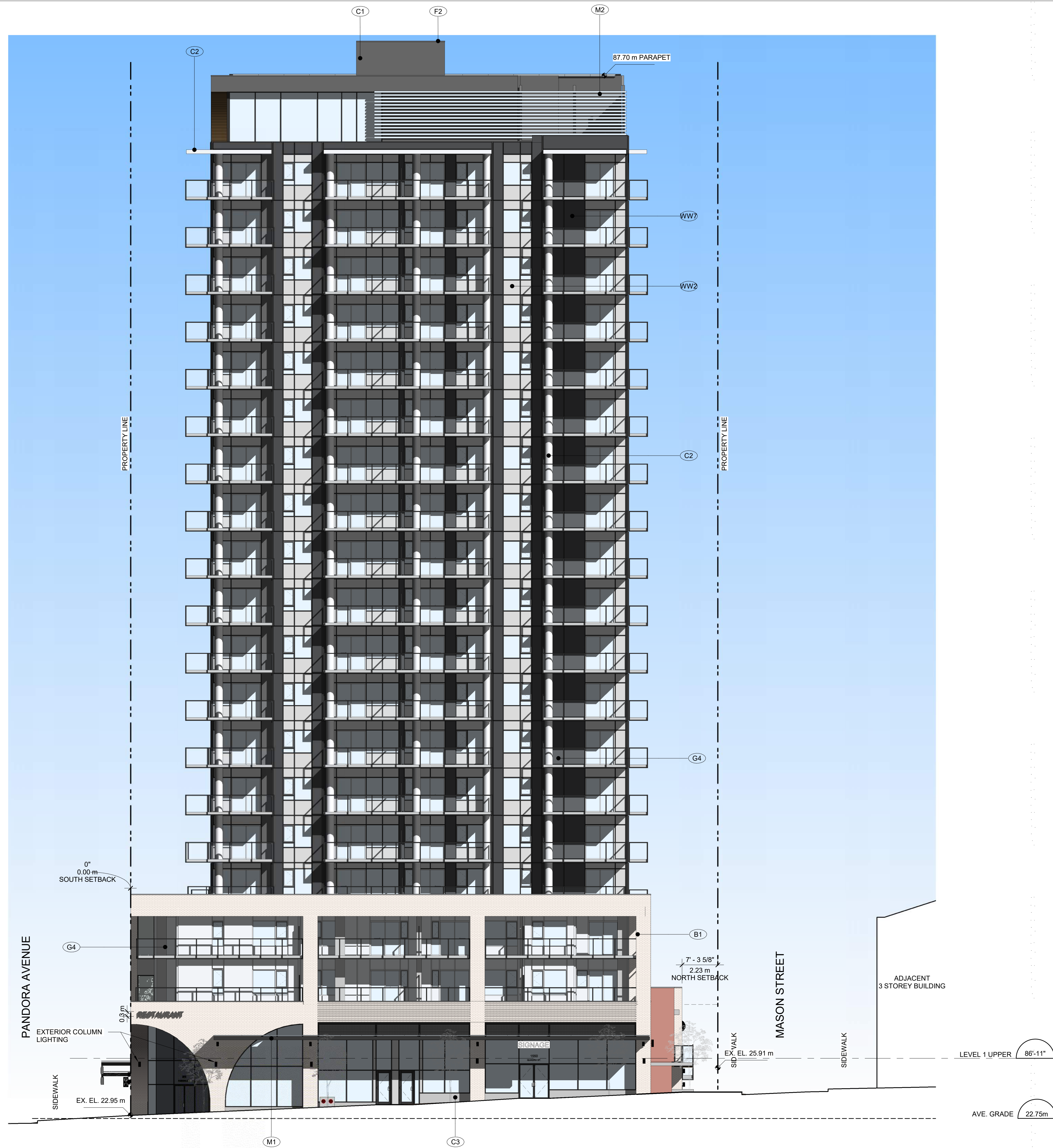
Drawing

Scale 1 : 125

Project 222011

Sheet **A-301**

MATERIAL LEGEND	
B1	RUNNING BOND BRICK; COLOUR: LIGHT BEIGE
C1	PAINTED CONCRETE; COLOUR: CHARCOAL
C2	PAINTED CONCRETE; COLOUR: WHITE
C3	CONCRETE FACED INSULATED PANEL
F2	PREFINISHED METAL FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED STOREFRONT GLAZING; DARK FRAME; CLEAR (LOW REFLECTIVITY)
G3	PUNCHED WINDOW; CLEAR (LOW REFLECTIVITY)
G4	GUARDRAIL GLASS; CLEAR-LAMINATED
G5	LAMINATED PRIVACY SCREEN; FROSTED
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WW4	METAL PANEL WINDOW WALL; COLOUR: LIGHT RED
WW5	METAL PANEL WINDOW WALL; COLOUR: BROWN
WW7	RAISED METAL PANEL WINDOW WALL; COLOUR: DARK GREY



1 EAST ELEVATION
SCALE: 1 : 125

Seal

854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC

Project
EAST ELEVATION

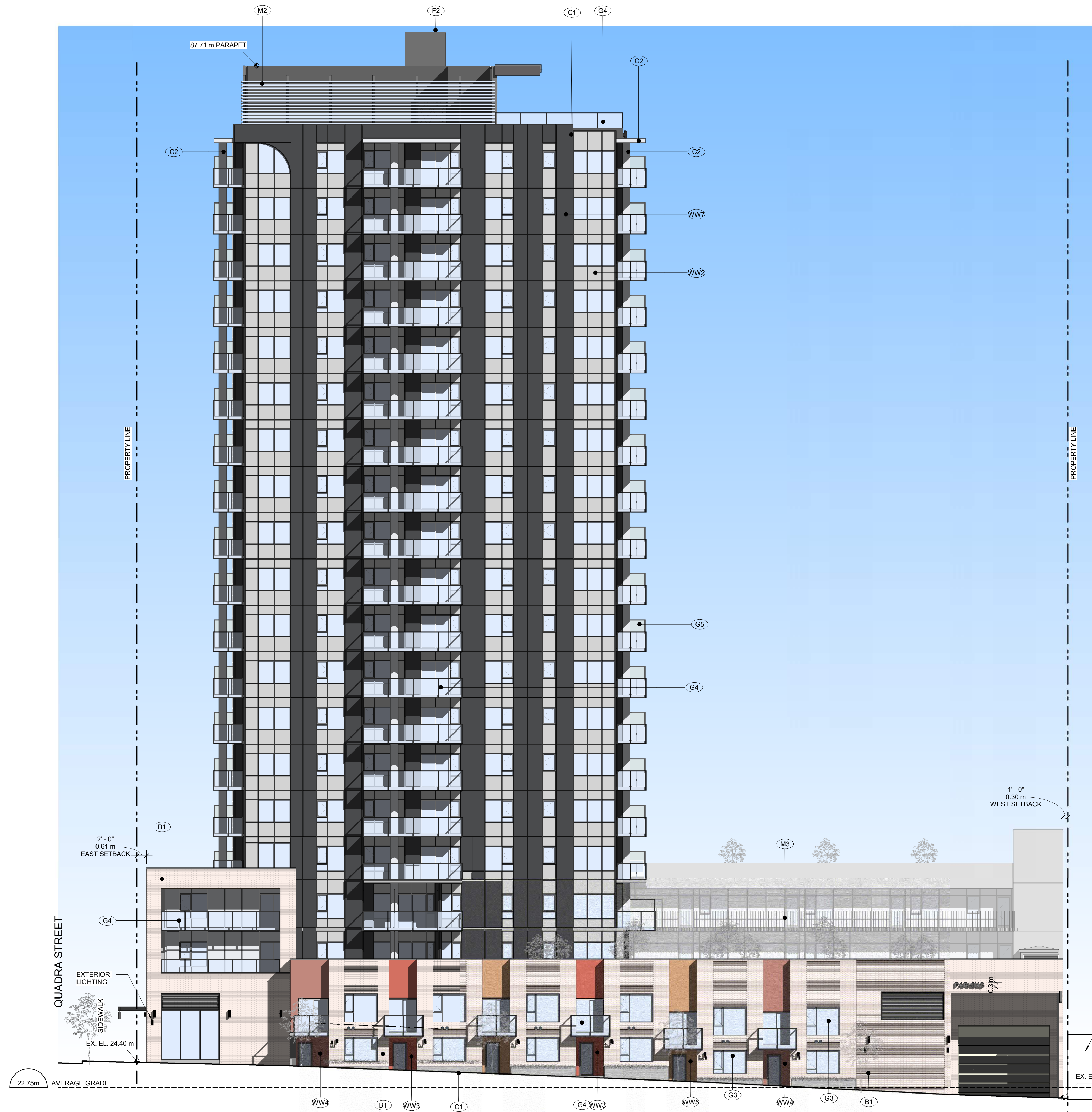
Drawing

Scale 1 : 125

Project 222011

Sheet

A-302



MATERIAL LEGEND

B1	RUNNING BOND BRICK; COLOUR: LIGHT BEIGE
C1	PAINTED CONCRETE; COLOUR: CHARCOAL
C2	PAINTED CONCRETE; COLOUR: WHITE
C3	CONCRETE FACED INSULATED PANEL
F2	PREFINISHED METAL FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED STOREFRONT GLAZING; DARK FRAME; CLEAR (LOW REFLECTIVITY)
G3	PUNCHED WINDOW; CLEAR (LOW REFLECTIVITY)
G4	GUARDRAIL GLASS; CLEAR-LAMINATED
G5	LAMINATED PRIVACY SCREEN; FROSTED
M1	STEEL CANOPY W/ LAMINATED GLAZING; COLOUR: DARK
M2	ROOF MECHANICAL LOUVRE; COLOUR: LIGHT GREY
M3	PREFINISHED METAL PICKET GUARDRAIL; COLOUR: WHITE
WW1	DOUBLE GLAZED WINDOW WALL; DARK FRAME; CLEAR (LOW REFLECTIVITY)
WW2	SPANDREL PANEL; COLOUR: LIGHT GREY
WW3	METAL PANEL WINDOW WALL; COLOUR: RED
WW4	METAL PANEL WINDOW WALL; COLOUR: LIGHT RED
WW5	METAL PANEL WINDOW WALL; COLOUR: BROWN
WW7	RAISED METAL PANEL WINDOW WALL; COLOUR: DARK GREY

1 NORTH ELEVATION
SCALE: 1:125

Seal

854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC

Project
NORTH ELEVATION

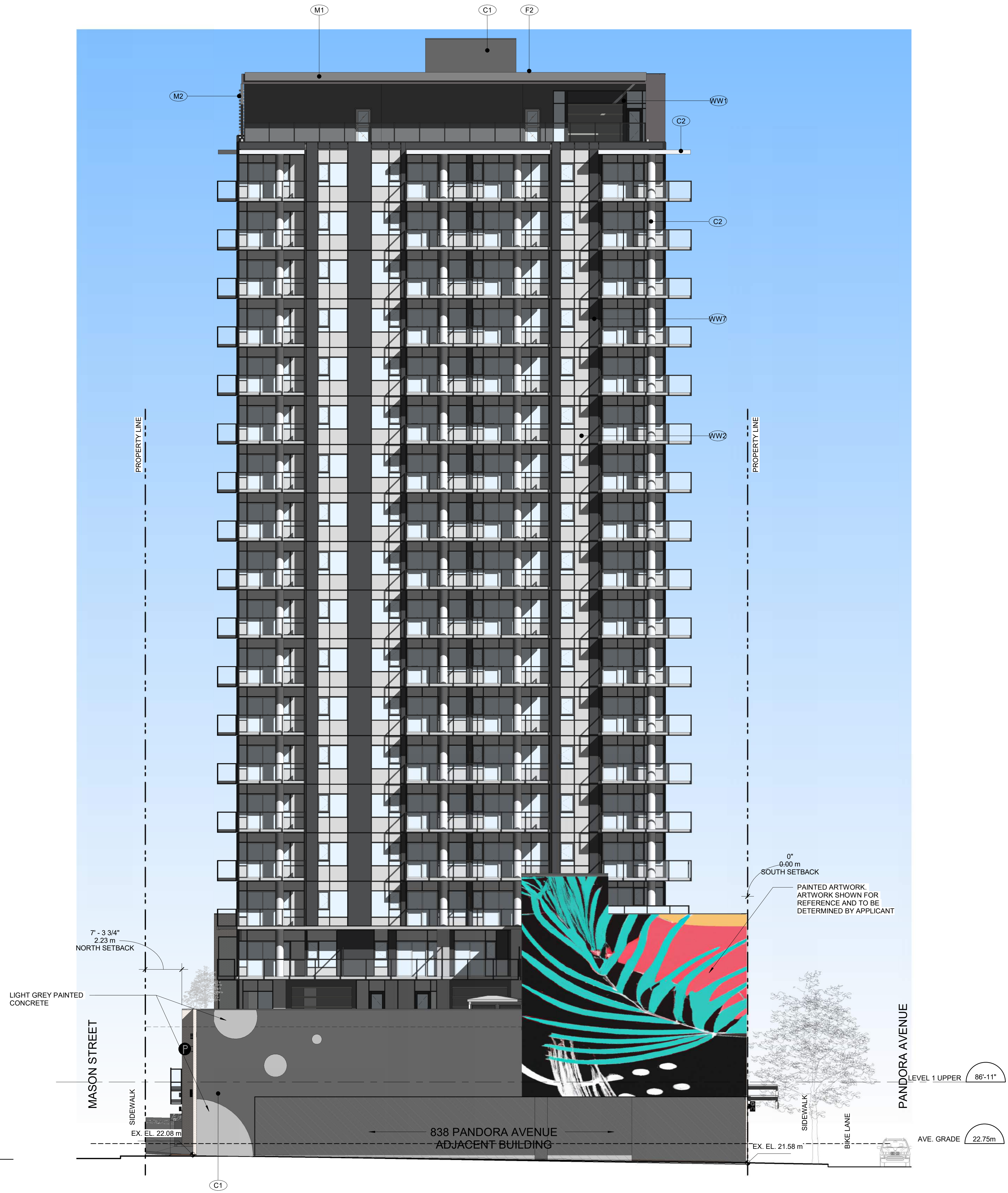
Drawing

Scale 1:125

Project 222011

Sheet **A-303**

MATERIAL LEGEND	
B1	RUNNING BOND BRICK; COLOUR: LIGHT BEIGE
C1	PAINTED CONCRETE; COLOUR: CHARCOAL
C2	PAINTED CONCRETE; COLOUR: WHITE
C3	CONCRETE FACED INSULATED PANEL
F2	PREFINISHED METAL FLASHING; COLOUR: CHARCOAL
G1	DOUBLE GLAZED STOREFRONT GLAZING; DARK FRAME; CLEAR (LOW REFLECTIVITY)
G3	PUNCHED WINDOW; CLEAR (LOW REFLECTIVITY)
G4	GUARDRAIL GLASS; CLEAR LAMINATED
G5	LAMINATED PRIVACY SCREEN; FROSTED
M1	STEEL CANOPY W/ LAMINATED GLAZING; COLOUR: DARK
M2	ROOF MECHANICAL LOUVRE; COLOUR: LIGHT GREY
M3	PREFINISHED METAL PICKET GUARDRAIL; COLOUR: WHITE
WW1	DOUBLE GLAZED WINDOW WALL; DARK FRAME; CLEAR (LOW REFLECTIVITY)
WW2	SPANDREL PANEL; COLOUR: LIGHT GREY
WW3	METAL PANEL WINDOW WALL; COLOUR: RED
WW4	METAL PANEL WINDOW WALL; COLOUR: LIGHT RED
WW5	METAL PANEL WINDOW WALL; COLOUR: BROWN
WW7	RAISED METAL PANEL WINDOW WALL; COLOUR: DARK GREY



1 WEST ELEVATION
SCALE: 1:125

Seal

854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC

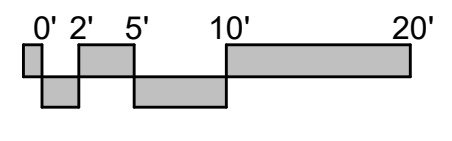
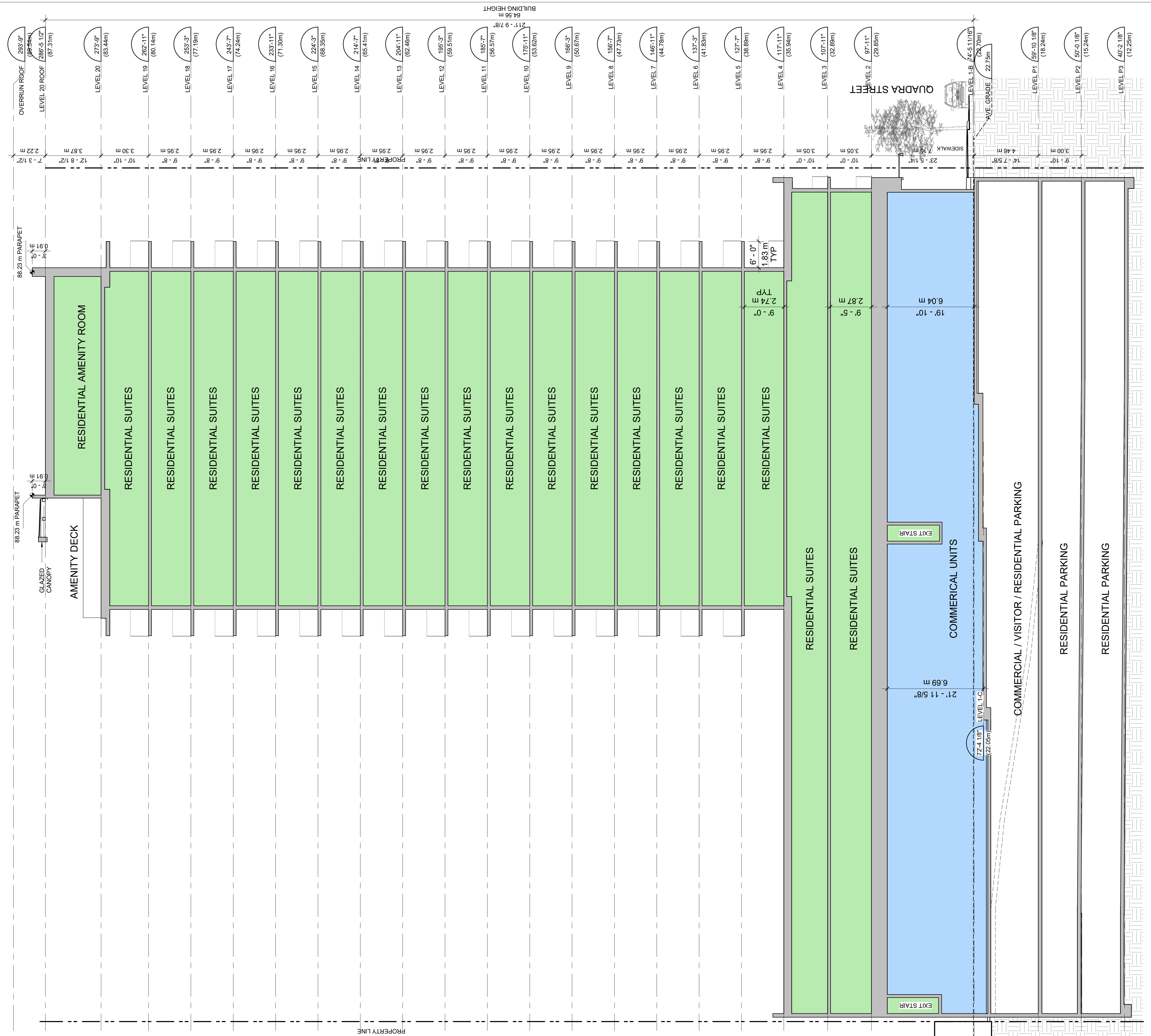
Project
WEST ELEVATION

Drawing

Scale 1:125

Project 222011

Sheet **A-304**



SECTION A-A
SCALE: 1:125

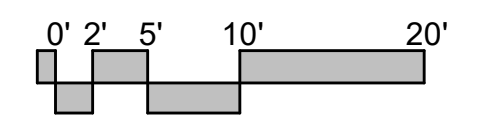
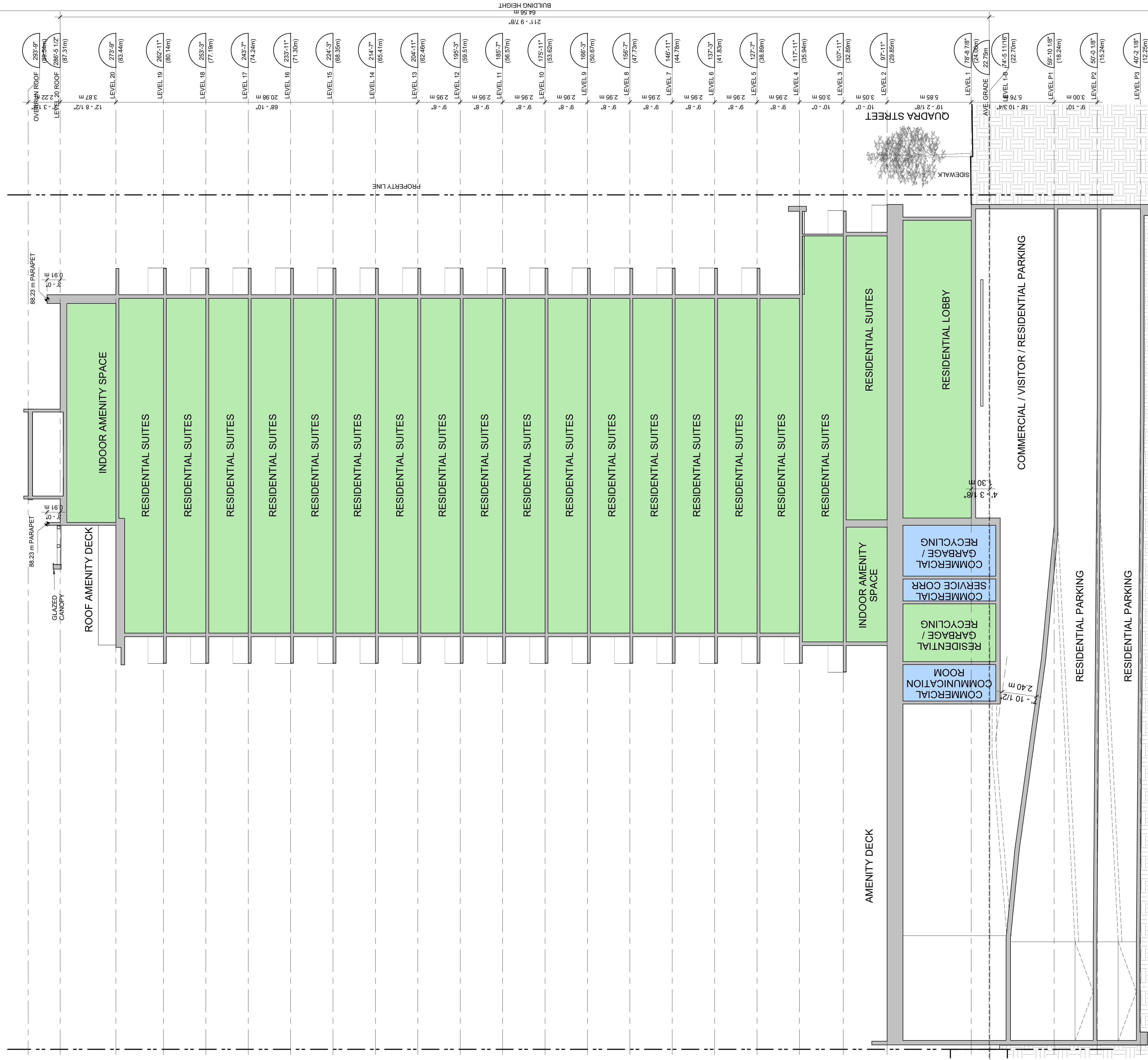
1 A-201

Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
BUILDING SECTION

Drawing
Scale 1:125
Project 222011

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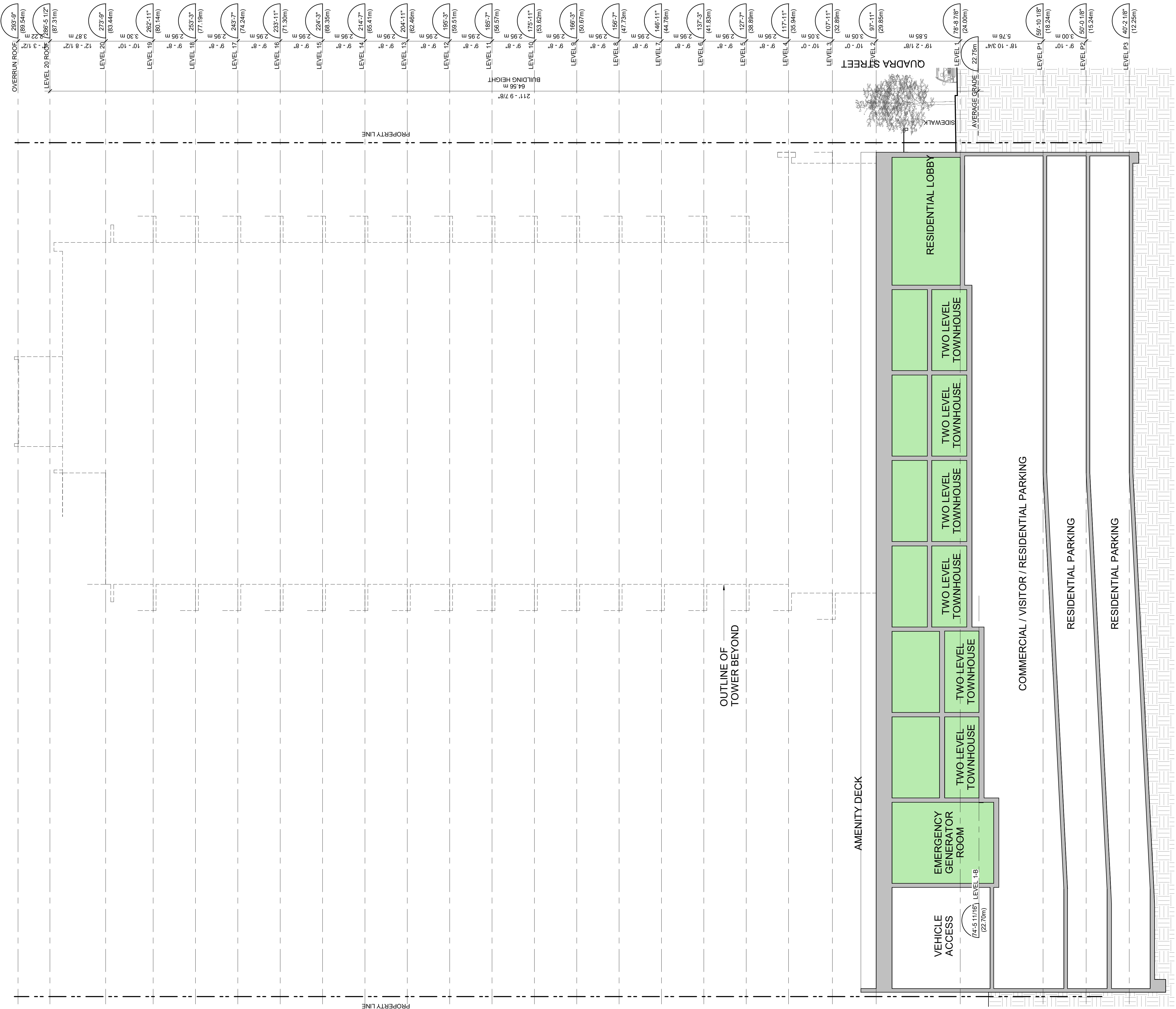
1 SECTION B-B
SCALE: 1:125
A-201

Seal
854-880
PANDORA AVE.

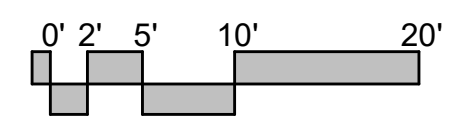
854-880 Pandora Ave
Victoria, BC
Project
BUILDING SECTION

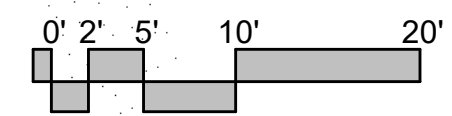
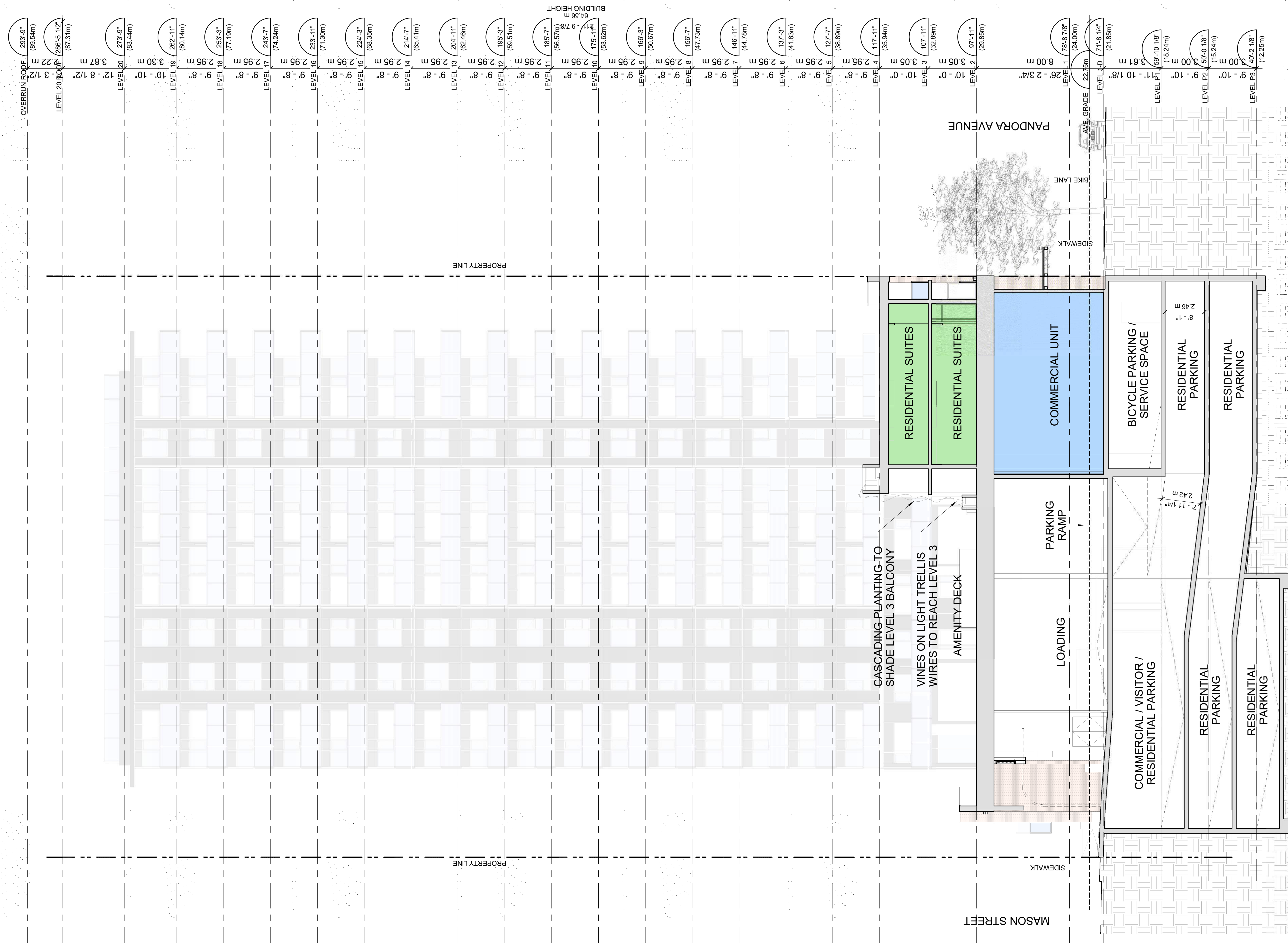
Drawing
Scale 1:125
Project 222011

Revisions	YYYY-MM-DD
1 ISSUED FOR RZ/DP	2023-03-24
2 RE-ISSUED FOR RZ/DP	2023-05-19
4 RE-ISSUED FOR RZ/DP	2023-09-08
5 RZ/DP RESUBMISSION	2023-11-02
6 RZ/DP RESUBMISSION	2023-11-27



SECTION C-C
SCALE: 1:125



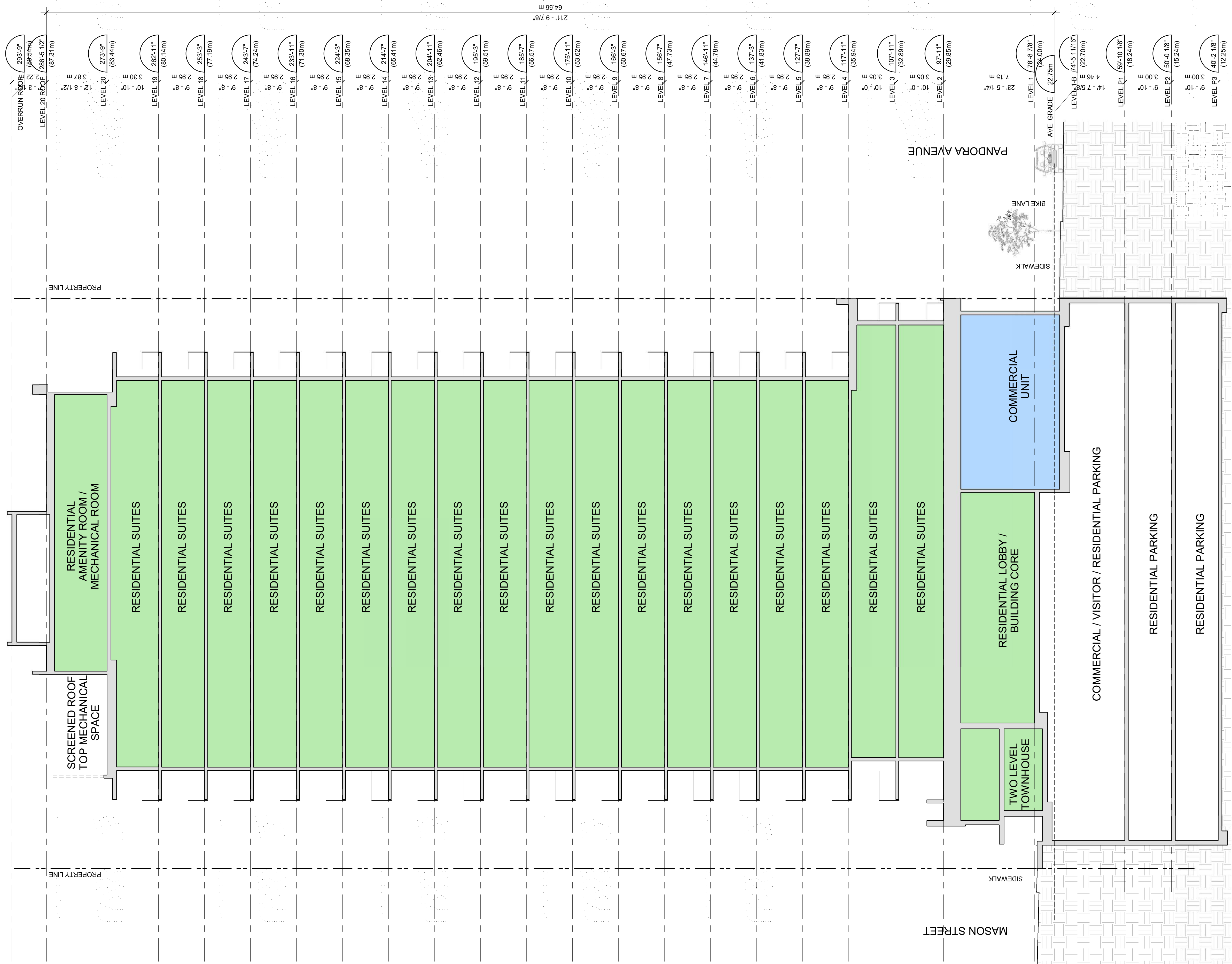


1 SECTION D-D
SCALE: 1:125

Seal
854-880
PANDORA AVE.

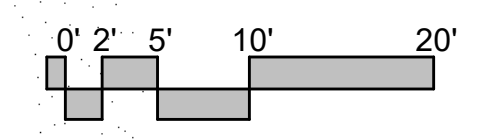
854-880 Pandora Ave
Victoria, BC
Project
BUILDING SECTION

Drawing
Scale: 1:125
Project: 222011



SECTION E-E
SCALE: 1/125

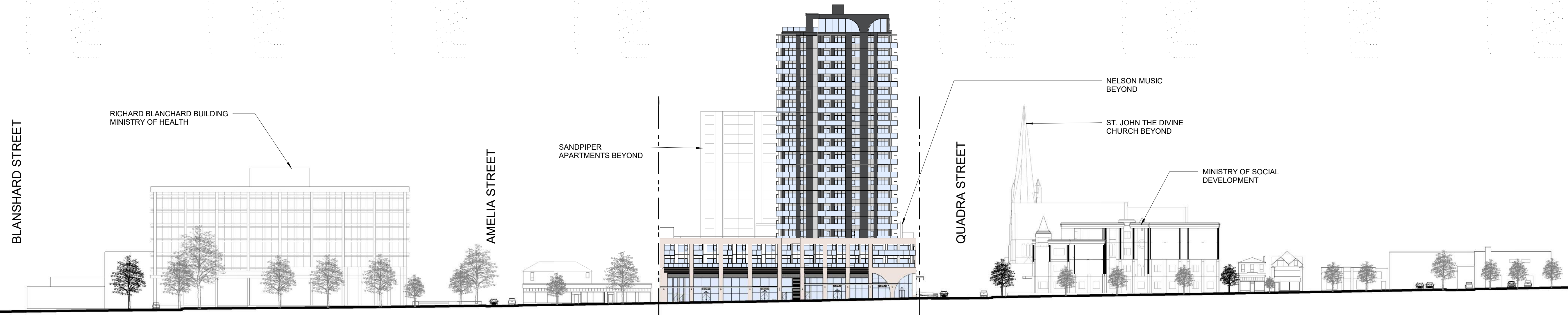
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A-315



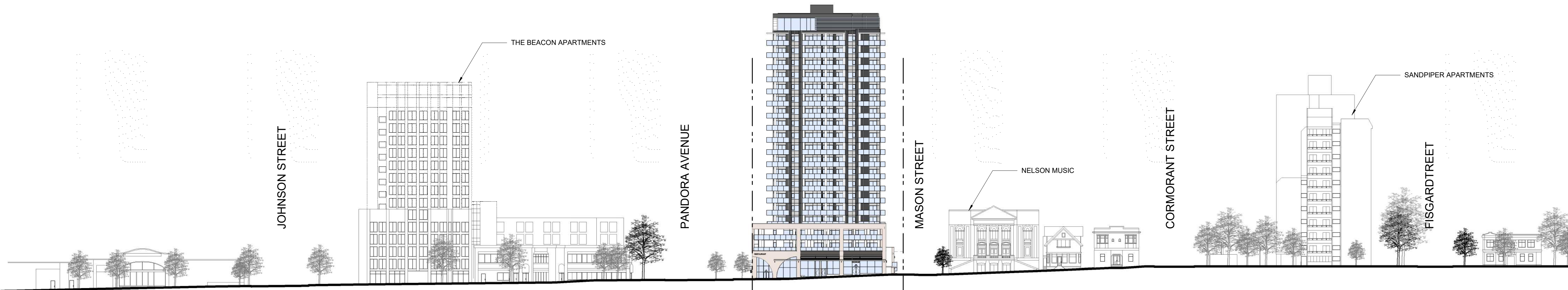
Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
BUILDING SECTION

Drawing
Scale: 1:125
Project: 222011



STREETSCAPE - PANDORA AVE



STREETSCAPE - QUADRA ST



1	ISSUED FOR RZ/DP	2023-03-24
2	RE-ISSUED FOR RZ/DP	2023-05-19
4	RE-ISSUED FOR RZ/DP	2023-09-08
6	RZ/DP RESUBMISSION	2023-11-27

Seal

854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC

Project

STREETSCAPE
ELEVATIONS

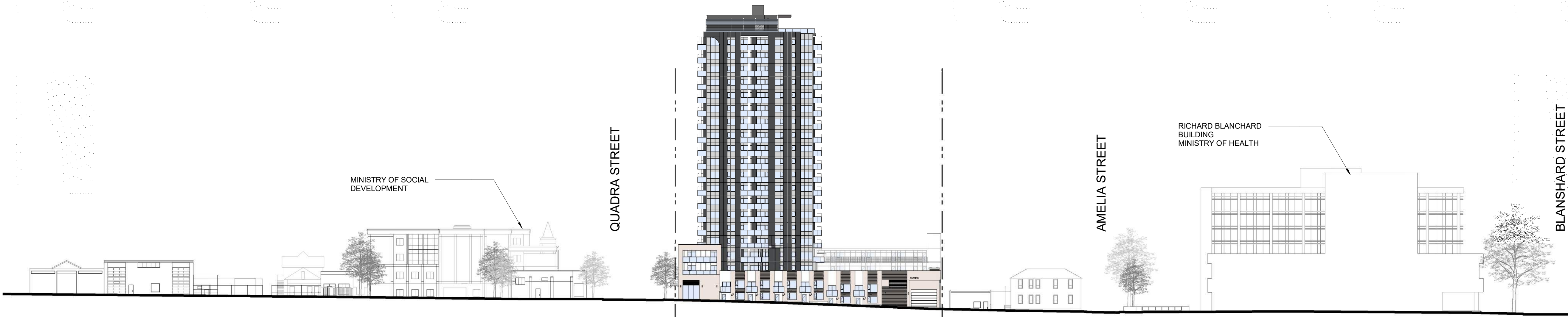
Drawing

Scale 1 : 500

Project 222011

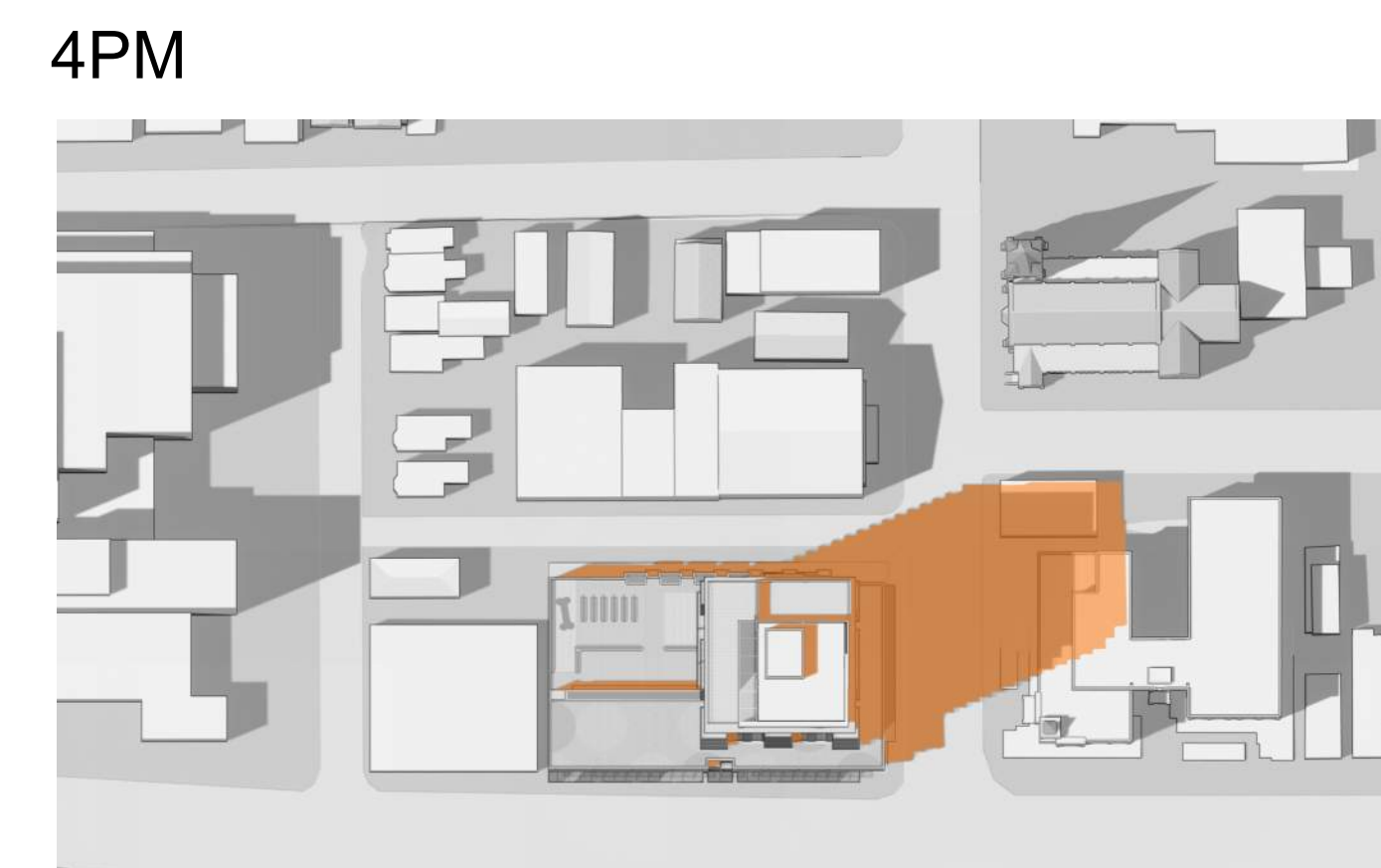
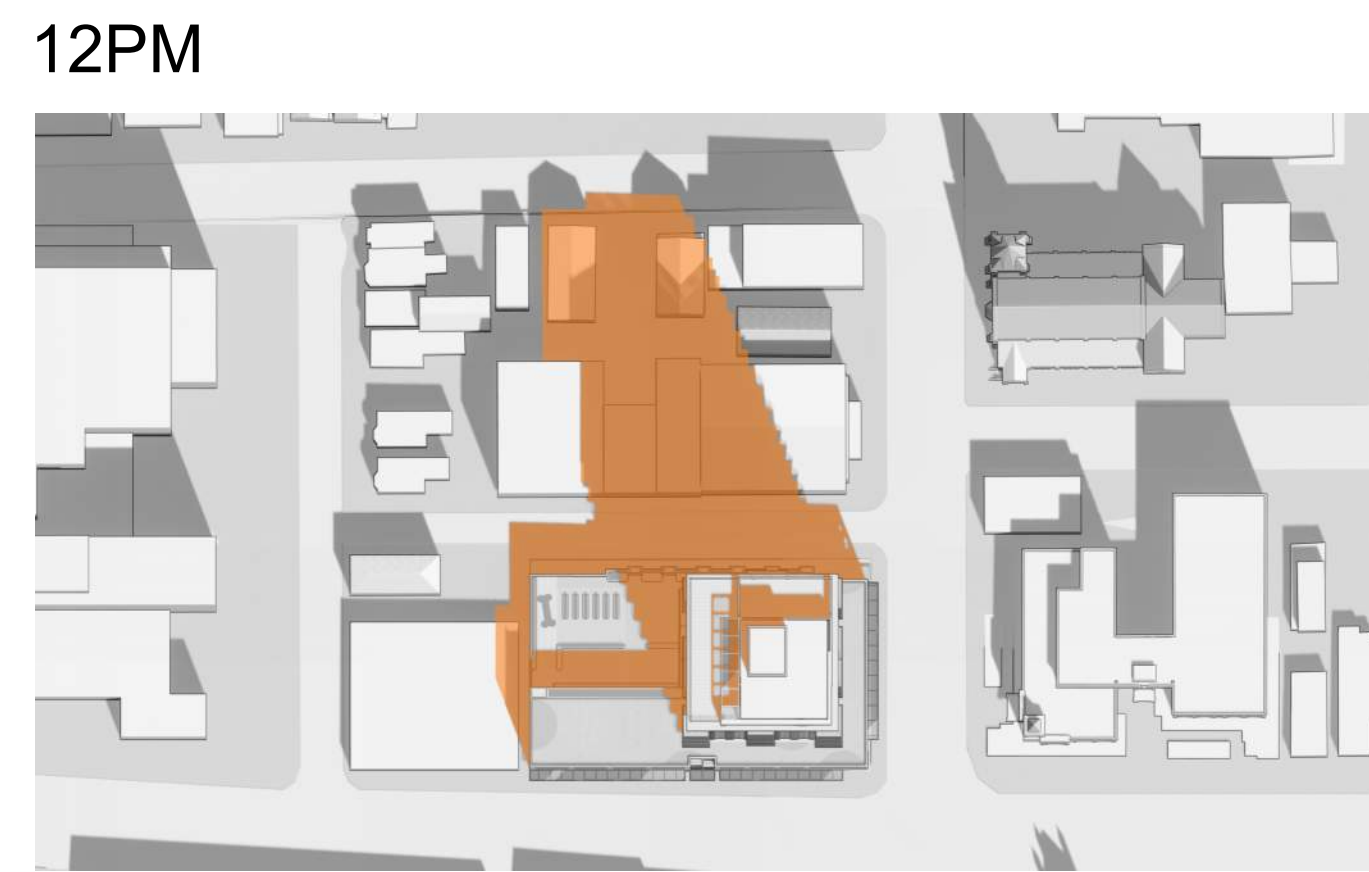
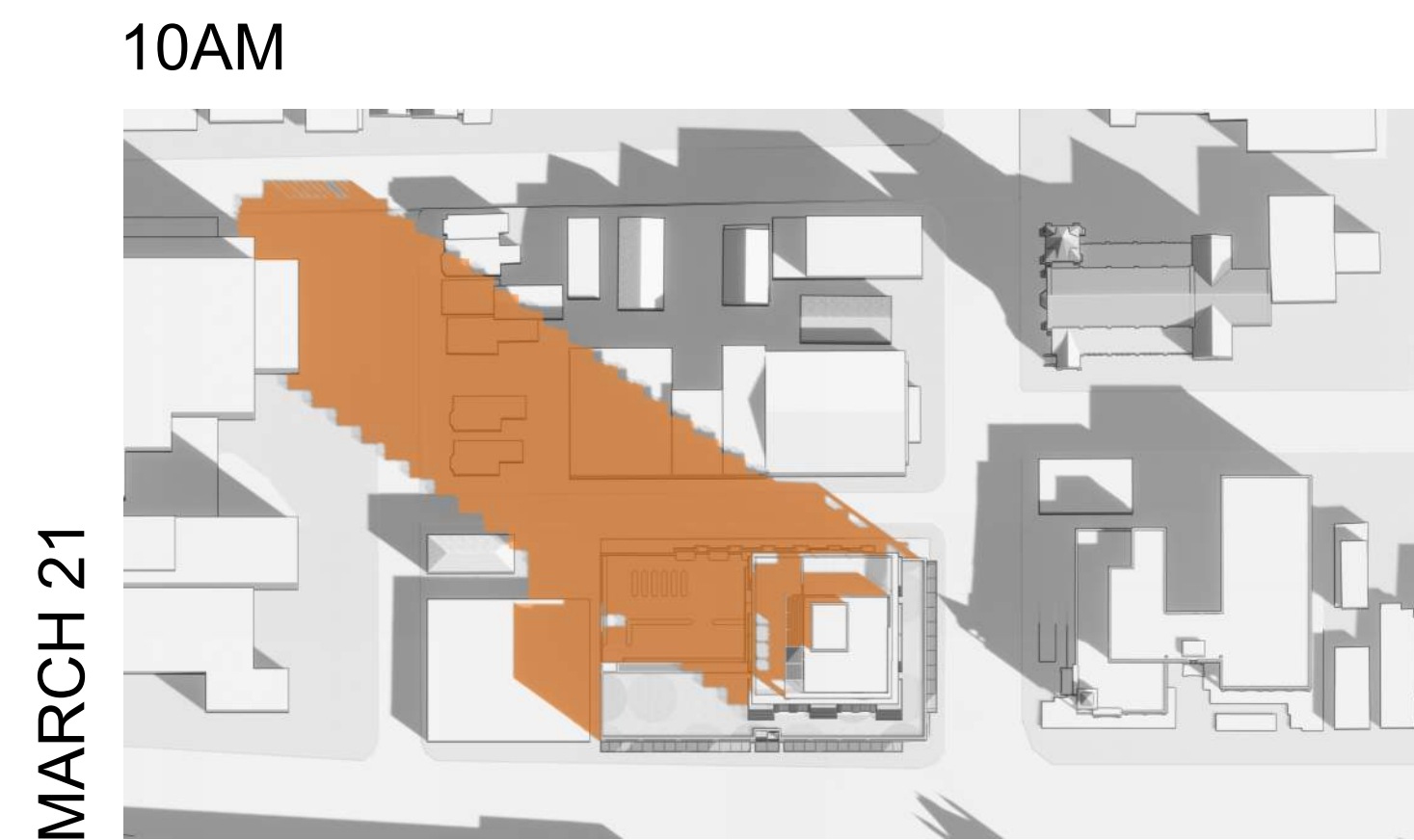
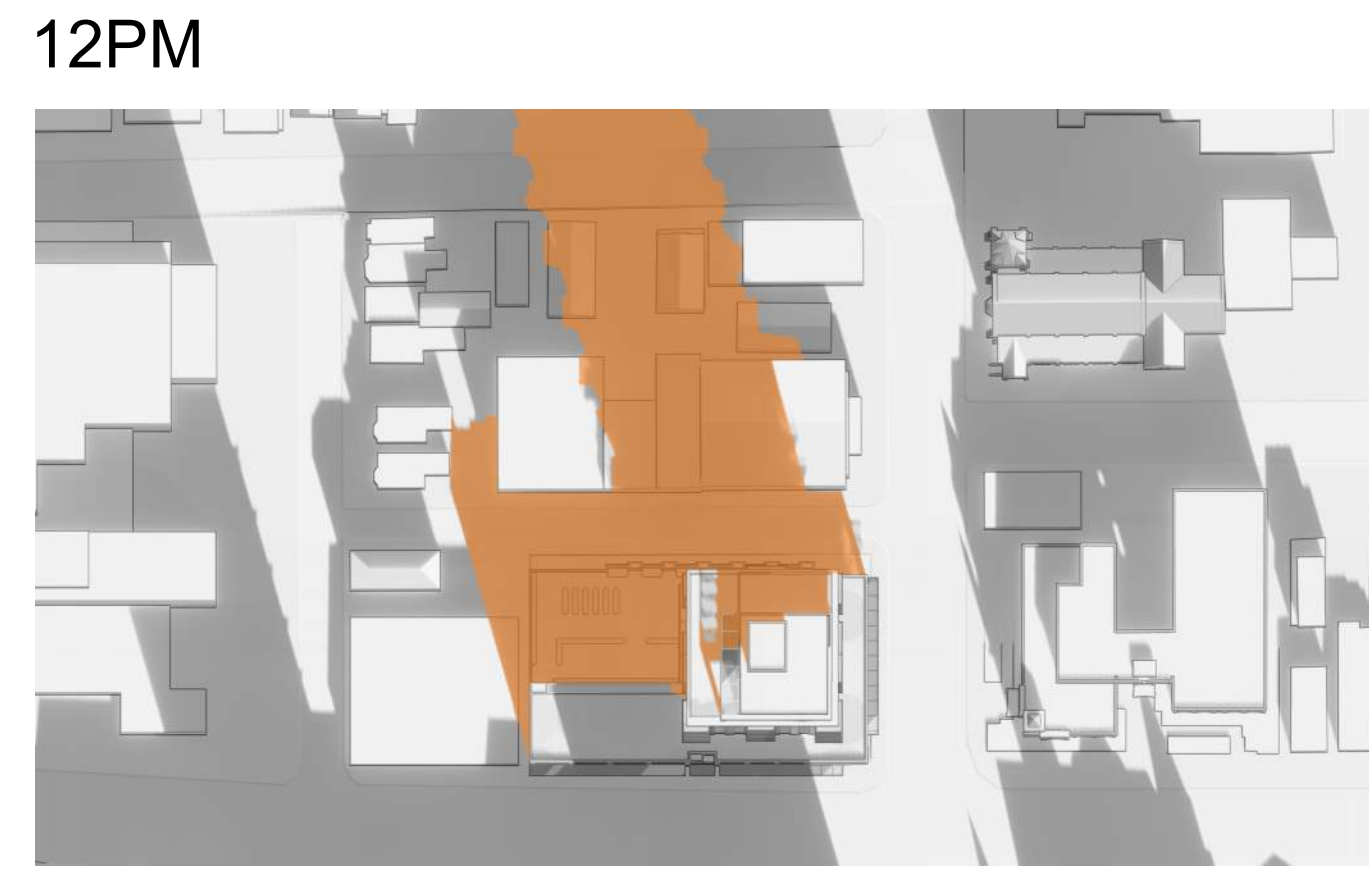
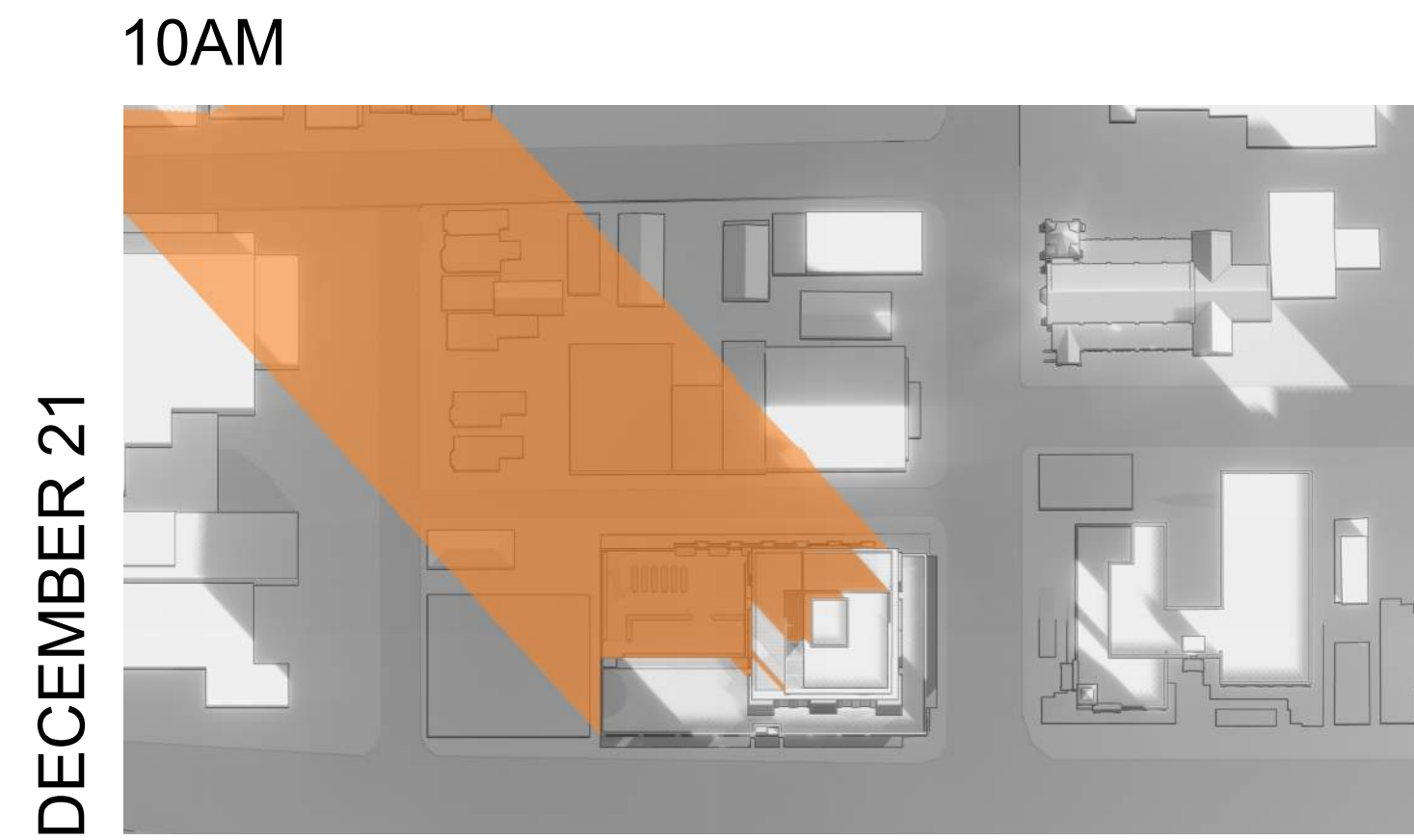
Sheet

A-402



STREETSCAPE - MASON ST

Revisions	YYYY-MM-DD
1 ISSUED FOR RZ/DP	2023-03-24
4 RE-ISSUED FOR RZ/DP	2023-09-08
5 RZ/DP RESUBMISSION	2023-11-02
6 RZ/DP RESUBMISSION	2023-11-27



Seal

854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC

Project

SHADOW STUDY

Drawing

Scale

Project 222011

Sheet **A-403**



PANDORA AVENUE STREETSCAPE



QUADRA STREET STREETSCAPE



MASON ST & QUADRA ST CORNER



MASON STREET STREETSCAPE

Seal

854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC

Project
RENDERINGS

Drawing

Scale

Project 222011

Sheet **A-404**

Revisions	YYYY-MM-DD
1 ISSUED FOR RZ/DP	2023-03-24
2 RE-ISSUED FOR RZ/DP	2023-05-19
4 RE-ISSUED FOR RZ/DP	2023-09-08
6 RZ/DP RESUBMISSION	2023-11-27



SOUTHEAST BIRDSEYE



VIEW LOOKING SOUTH DOWN QUADRA ST



VIEW LOOKING NORTH DOWN QUADRA ST



PANDORA AVE AND QUADRA ARCHED CORNER

Seal
854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC
Project
RENDERINGS

Drawing
Scale
Project 222011
Sheet **A-405**



LOOKING SOUTH ON QUADRA ST.



LOOKING NORTH ON QUADRA ST.



LOOKING NORTHEAST ON PANDORA AVE.

Seal

854-880
PANDORA AVE.

854-880 Pandora Ave
Victoria, BC

Project
RENDERINGS

Drawing

Scale

Project 222011

Sheet **A-406**

854-880

PANDORA

Victoria, BC

OWNER

CLIENT
TOWNLINE | VANCOUVER HEAD OFFICE
#1212 - 450 SW MARINE DRIVE
VANCOUVER, BC, V5X 0C3
T+ (604) 327 8760

LEGENDS

HARDSCAPE LEGEND			FURNISHING LEGEND	
KEY	GRAPHIC	DESCRIPTION	GRAPHIC	DESCRIPTION
T-1		SW CIP Concrete Paving Colour: Integral coloured Finish: Light Broom Pattern: Saw-cut		Bike Racks
T-2		Concrete Unit Pavers Supplier: Belgard 'Melville 80 Pavers' Colour: Beige & Shaded Grey		Commercial Planters Size: Cylinders (36" dia, typ)
T-3		Plank Porcelain Paver Size: 30 x 120 x 2cm Colours: Noon - Daylight		Custom Canitlevered Ipe Wood Bench
T-4		Pour-In-Place Virgin Rubber Play Surfacing w/ Galvanized Metal Edge Colours: Flint		Outdoor Gym Equipment and Natural Play Boulders
T-5		'AZEK' Composite Wood Deck Assembly Colour: Tigerwood		Illustrative Furnishing ONLY (At Podium & Roof Amenity, Supplied By Owners)
T-6		Planting (61cm depth typ., Avg #2 pots) w/ Hedge Screening (1.2m ht.)		
T-7		Sodded Lawn (Offsite) Artificial Turf "SynFescue343"		Fire Stands & Water Feature
T-8		Urban Agriculture Plots (46cm depth typ.) Xeriscape & Bee Flower Mixes (25cm depth)		Custom Trellis and Toolshed w/ Seed Library
T-9		Decorative River Rocks (at Building Faces) Size: 10-20 cm Colour: Ebony Black		Modular Custom Outdoor Kitchens Appliances: TBD
T-10		Roof Ballast Colours: Varies		

LISTS

DRAWINGS LIST

L-0.0	Legends & Notes	N.T.S.
L-1.1	Ground Level	1:100
L-1.2	Podium Level	1:100
L-1.3	Roof Levels	1:100
L-2.1	Planting Level 1	1:100
L-2.2	Planting Level 2	1:100
L-2.3	Planting Level 4	1:100
L-3.1	Preliminary Lighting	1:100
L-3.2	Soil Loading	1:100
L-4.1	Illustrative Sections	As Noted

PRELIMINARY PLANT LIST

Sym	Qty	Botanical Name	Common Name	Size	Bylaw 21-035 / UFA
Offsite Trees					
ST1	5	TBD City of Victoria Parks Department	Through Servicing Agreement	7cm cal. B&B	
ST2	3	TBD City of Victoria Parks Department	Through Servicing Agreement	7cm cal. B&B	
On-Site Trees					
AG	2	Acer griseum	Paperbark Maple	6cm cal. B&B	1:1, Medium / Suitable
CK	3	Cornus kousa 'Satomi'	Satomi Dogwood	6cm cal. B&B	1:1, Small / Marginal
GTL	1	Gleditsia tricanthos 'Shademaster'	Shademaster Locust	6cm cal. B&B	1:1, Medium / Very Suitable
MxG	3	Magnolia x 'Galaxy'	Galaxy Magnolia	2.0m ht. B&B, l	1:1, Small / Marginal
PP	3	Parrotia Persica 'Igles Ruby Vase'	Ruby Vase Persian Ironwood	6cm cal. B&B	1:1, Small / Suitable
Shrubs					
x	102	Buxus mic. 'Green Beauty'	Japanese Boxwood	#1 pot, 12" o.c.	
Bs	68	Blechnum spicant	Deer Fern	#2 pot, 24" o.c.	Native Year-Round Food
Cc	29	Cornus canadensis	Bunchberry	#1 pot, 12" o.c.	Native Pollinators
Ch	52	Cephalotaxus harringtonia 'Fastigiata'	Plum Yew	4' ht., B&B, RB-	
Cs	5	Cornus sanguinea 'Midwinter Fire'	Blood-twigged Dogwood	#2 pot, 36" o.c.	Pollinators
Co	12	Cornus sericea 'Cardinal'	Red-twigged Dogwood	#2 pot, 36" o.c.	Native Pollinators, Hummingbirds, Year-Round
Eu	7	Euphorbia characias subsp. wulfenii	Mediterranean Spurge	#1 pot 18" o.c.	
Hy	4	Hydrangea arborescens 'Annabelle'	Smooth Hydrangea	#3 pot, 48" o.c.	Pollinators
Ma	30	Matteucia struthiopteris	Ostrich Fern	#2 pot, 36" o.c.	
PL	6	Philadelphus lewisii	Wild Mock Orange	1.0m ht, Multi	Native Pollinators, Spring/Summer Food
Pm	25	Pinus mugo 'Carstens'	Dwarf Mountain Pine	#2 pot, 30" o.c.	
Pr	13	Prunus laurocerasus	Cherry Laurel	3' ht., B&B, RB-	Pollinators, Fall/Winter Food
RB	3	Rosa 'Ballerina'	Ballerina Rose	#2 pot, 36" o.c.	
RM	7	Rhodo macrophyllum	Pacific Rhododendron	1.0m ht, Multi	Native
Sc	26	Sarcococca hookeriana var 'Humilis'	Sweet Box	#1 pot, 30" o.c.	Pollinators, Spring/Summer Food
Perennials, Grasses & Groundcovers					
Ard	6	Aruncus dioicus var 'Acuminatus'	Goat's Beard	#2 pot, 36" o.c.	Native Pollinators
As	13	Astilbe japonica 'Deutschland'	Hybrid Japonica	#2 pot, 18" o.c.	Pollinators
Auu	26	Arcostaphylos uva-ursi (ROOF ONLY)	Bearberry (ROOF ONLY)	#2 pot, 24" o.c.	Native Pollinators, Year-Round Food
Hk	49	Hakonechloa macra 'Aureola'	Japanese Forest Grass	#1 pot, 24" o.c.	
Ho	83	Hosta 'Victory'	Plantain Lily	#2 pot, 24" o.c.	Pollinators
La	8	Lavendula angustifolia	English Lavender	#2 pot, 24" o.c.	
Pa	101	Pachysandra terminalis 'Green Sheen'	Japanese Spurge	4" pot, 12" o.c.	
Pq	8	Parthenocissus quinquefolia	Virginia Creeper	#3 pot, 3 leads	Spring/Summer Food
Tg	6	Tellima grandiflora	Fringe Cups	#1 pot, 12" o.c.	Native Pollinators
Urban Agriculture Mix (13.4 SQ.M.)					
		Allium tuberosum	Dwarf Chives	4" pot; 10" O.C.	
		Achillea millefolium	White yarrow	4" pot; 10" O.C.	
		Liatris spicata	Gayfeather	4" pot; 10" O.C.	
		Origanum vulgare	Oregano	4" pot; 10" O.C.	
		Origanum vulgare	Golden Oregano	4" pot; 10" O.C.	
		Salvia officinalis	Sage	4" pot; 10" O.C.	
		Salvia purpurascens	Purple Sage	4" pot; 10" O.C.	
		Rosmarinus officinalis	Rosemary	4" pot; 10" O.C.	
		Thymus vulgaris	Woolly Thyme	4" pot; 10" O.C.	

NOTES

<p>General Notes</p> <ol style="list-style-type: none"> Refer to architectural drawings for all walls and stair layout and elevations, unless otherwise noted. Refer to electrical drawings for all final landscape lighting layout and specifications. Refer to architectural and mechanical drawings for all drain locations and rim elevations.
<p>Irrigation Notes</p> <ol style="list-style-type: none"> All 'Soft Landscape Areas' are to be irrigated with a high efficiency design/built irrigation system to IIABC Standards., complete with Rain and Wind Sensor. The irrigation system design and installation shall be in accordance with the Irrigation Industry of BC Standards and Guidelines. System design and installation shall take into account elevation differences, sun orientation and other factors affecting zoning and operation of the system to minimized evapotranspiration and wind lost. System design shall provide for uniform complete 'Head to Head' coverage of all lawns and planted areas. Contractor shall be responsible to provide SHOP DRAWINGS a minimum of 3 weeks prior to installation of any irrigation for review and approval. Should the contractor proceed without approval, any additional modifications to the irrigation systems, as directed by the Landscape Architect shall be at contractors cost. Lawns shall be irrigated on separate zones from planted areas. Controller shall be located in mechanical room. PRIOR to Substantial Performance, contractor shall provide a maintenance data and Operation instruction manual containing operational information for all operating components, cleaning and lubrication schedules, overhaul/adjustment schedule. Record Drawings: Submit with the operating and maintenance manuals a reproducible copy of the AS-BUILT condition of the system. Contractor shall instruct a designated representative of the Owner in the complete operating and maintenance procedures for the irrigation system, including winterizing for the first time with the designated representative observing. All piping shall be class 200. Use GSR Schedule 40 PVC designed for solvent welding to PVC pipe except where valves, risers, etc. require threaded joints. Provide sleeves under all hard surfaces and as required through walls. If under vehicular paving, cast iron piping required. Solenoid valves shall be first quality, compatible with the controller selected. Valve boxes shall be reinforced plastic boxes manufactured specifically for landscape irrigation, complete with captive lock bolt cover, sized to suit valves and other components with adequate room for operation and maintenance.
<p>Planting Notes</p> <ol style="list-style-type: none"> All plants / planting to be per Canadian Landscape Standards (C.L.S.) latest edition. Plant selection subject to availability at the time of planting. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered. All trees to be staked in accordance with C.L.S. All plants to be sourced from nurseries certified free of P. ramorum. Plant sizes and related container classes are specified according to the C.L.S. current edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the standard; for all other plants, both plant size and container calls shall be as shown in the plant list. Specifically, when the plant list calls for #5 class containers, these shall be as defined in the C.L.S. All trees to have minimum 10 cubic meters of growing medium unless otherwise specified.
<p>Soil Preparation and Placement Notes</p> <ol style="list-style-type: none"> All growing medium placed on project to meet or exceed Canadian Landscape Standards (C.L.S.) latest edition. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved. Provide one composite sample of each type of proposed growing medium for each different application within the project. minimum 1 litre physical sample. Submittals shall be made at least seven (7) days before Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions. Slab drainage shall be 19mm (3/4") diameter drain gravel free from any silt and clay as shown in details. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.
<p>Product and Material Notes</p> <ol style="list-style-type: none"> All materials to be as specified or pre-approved equivalent. All material and products to be installed per manufacturer's specifications.

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No.: | Date: | Submission:
 Revisions:



Project:
854-880 PANDORA

854-880 Pandora Avenue,
 Victoria, BC

Drawn by: JBT

Checked by: PK

Date Modified: Oct 31, 2023

Scale: NTS

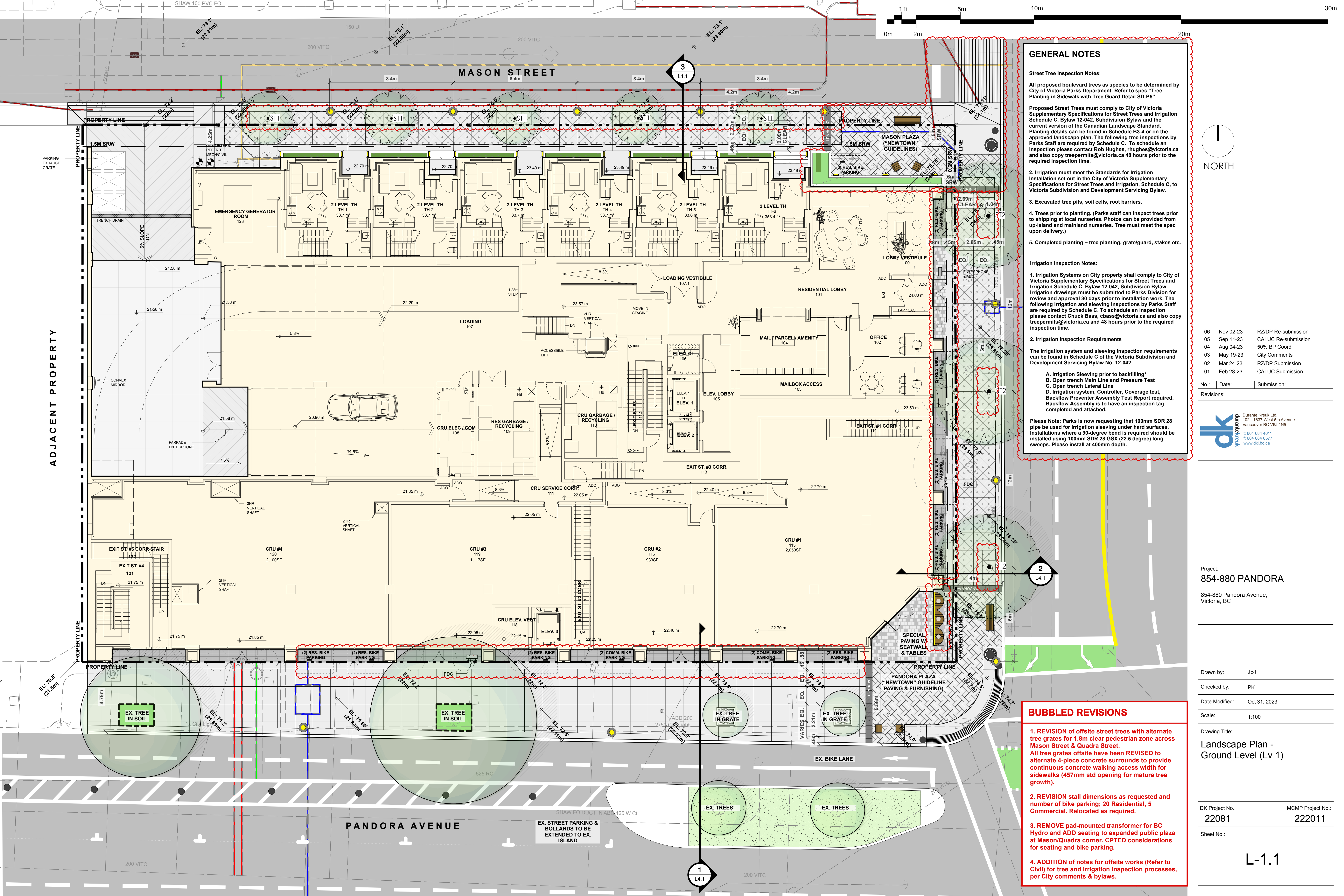
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**Landscape
 Notes & Legends**

DK Project No.: MCMP Project No.:

22081 222011

Sheet No.:



GENERAL NOTES

Street Tree Inspection Notes:

All proposed boulevard trees as species to be determined by City of Victoria Parks Department. Refer to spec "Tree Planting in Sidewalk with Tree Guard Detail SD-P5"

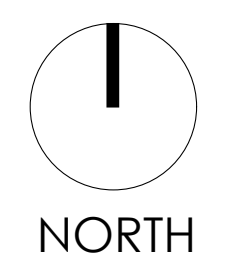
Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

- Irrigation must meet the Standards for Irrigation Installation set out in the City of Victoria Supplementary Specifications for Street Trees and Irrigation, Schedule C, to Victoria Subdivision and Development Servicing Bylaw.
- Excavated tree pits, soil cells, root barriers.
- Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
- Completed planting – tree planting, grate/guard, stakes etc.

Irrigation Inspection Notes:

- Irrigation Systems on City property shall comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw. Irrigation drawings must be submitted to Parks Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Chuck Bass, cbass@victoria.ca and also copy treepermits@victoria.ca and 48 hours prior to the required inspection time.
- Irrigation Inspection Requirements
 - Irrigation Sleeving prior to backfilling*
 - Open trench Main Line and Pressure Test
 - Open trench Lateral Line
 - Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test Report required, Backflow Assembly is to have an inspection tag completed and attached.

Please Note: Parks is now requesting that 100mm SDR 28 pipe be used for irrigation sleeving under hard surfaces. Installations where a 90-degree bend is required should be installed using 100mm SDR 28 GSX (22.5 degree) long sweeps. Please install at 400mm depth.



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No.: _____ Date: _____ Submission: _____

Revisions: _____



Project:
854-880 PANDORA

854-880 Pandora Avenue,
Victoria, BC

Drawn by: JBT
Checked by: PK
Date Modified: Oct 31, 2023
Scale: 1:100

Drawing Title:
**Landscape Plan -
Ground Level (Lv 1)**

DK Project No.: 22081
MCMP Project No.: 222011

Sheet No.:

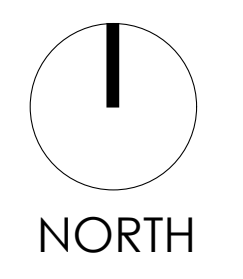
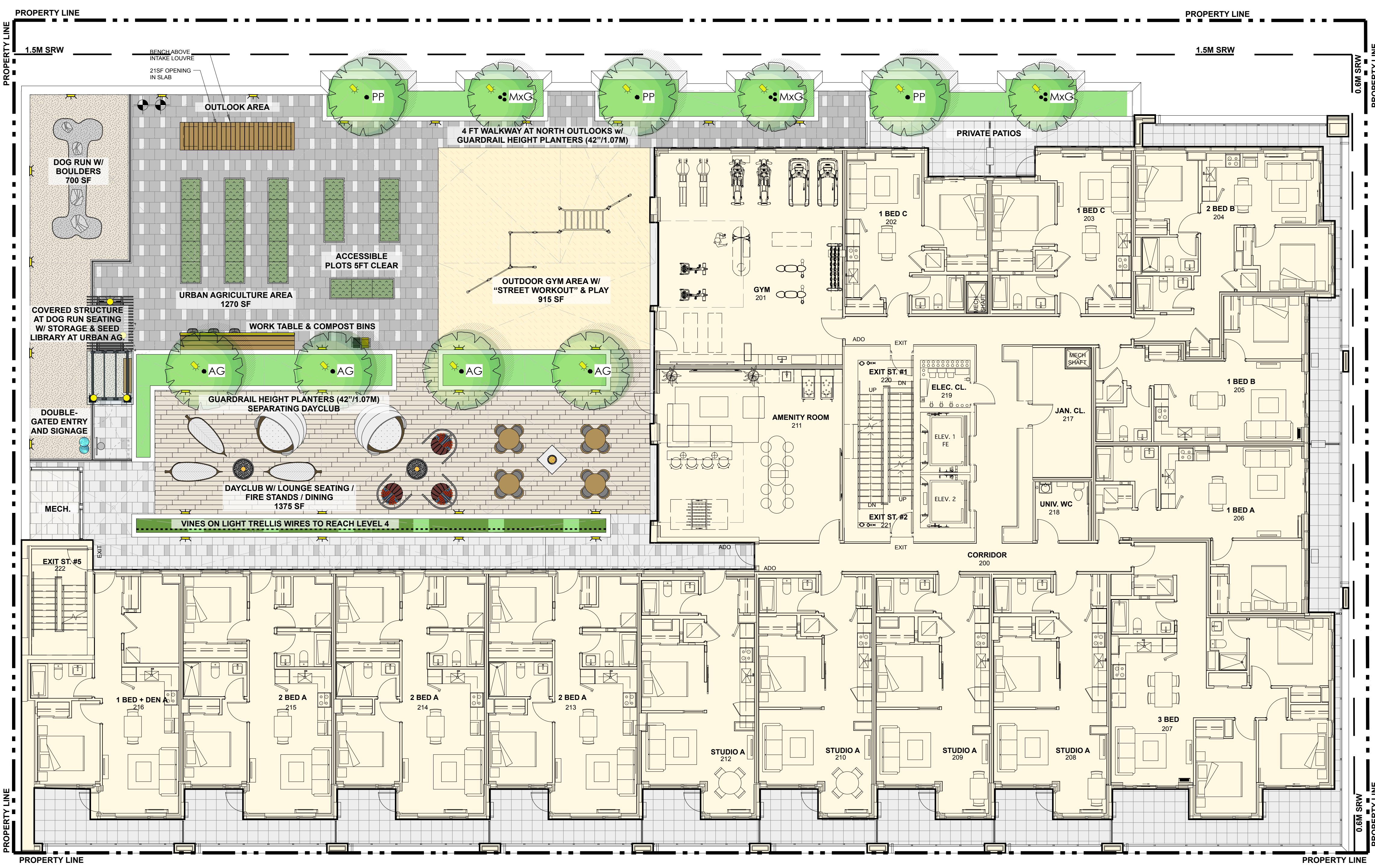
L-1.1

BUBBLED REVISIONS

- REVISION of offsite street trees with alternate tree grates for 1.8m clear pedestrian zone across Mason Street & Quadra Street. All tree grates offsite have been REVISED to alternate 4-piece concrete surrounds to provide continuous concrete walking access width for sidewalks (457mm std opening for mature tree growth).
- REVISION stall dimensions as requested and number of bike parking; 20 Residential, 5 Commercial. Relocated as required.
- REMOVE pad-mounted transformer for BC Hydro and ADD seating to expanded public plaza at Mason/Quadra corner. CPTED considerations for seating and bike parking.
- ADDITION of notes for offsite works (Refer to Civil) for tree and irrigation inspection processes, per City comments & bylaws.



MASON STREET



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No.: _____ Date: _____ Submission: _____
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Project:
854-880 PANDORA

854-880 Pandora Avenue,
 Victoria, BC

Drawn by: JBT

Checked by: PK

Date Modified: Oct 31, 2023

Scale: 1:100

Drawing Title:
**Landscape Plan -
 Podium Level (Lv 2)**

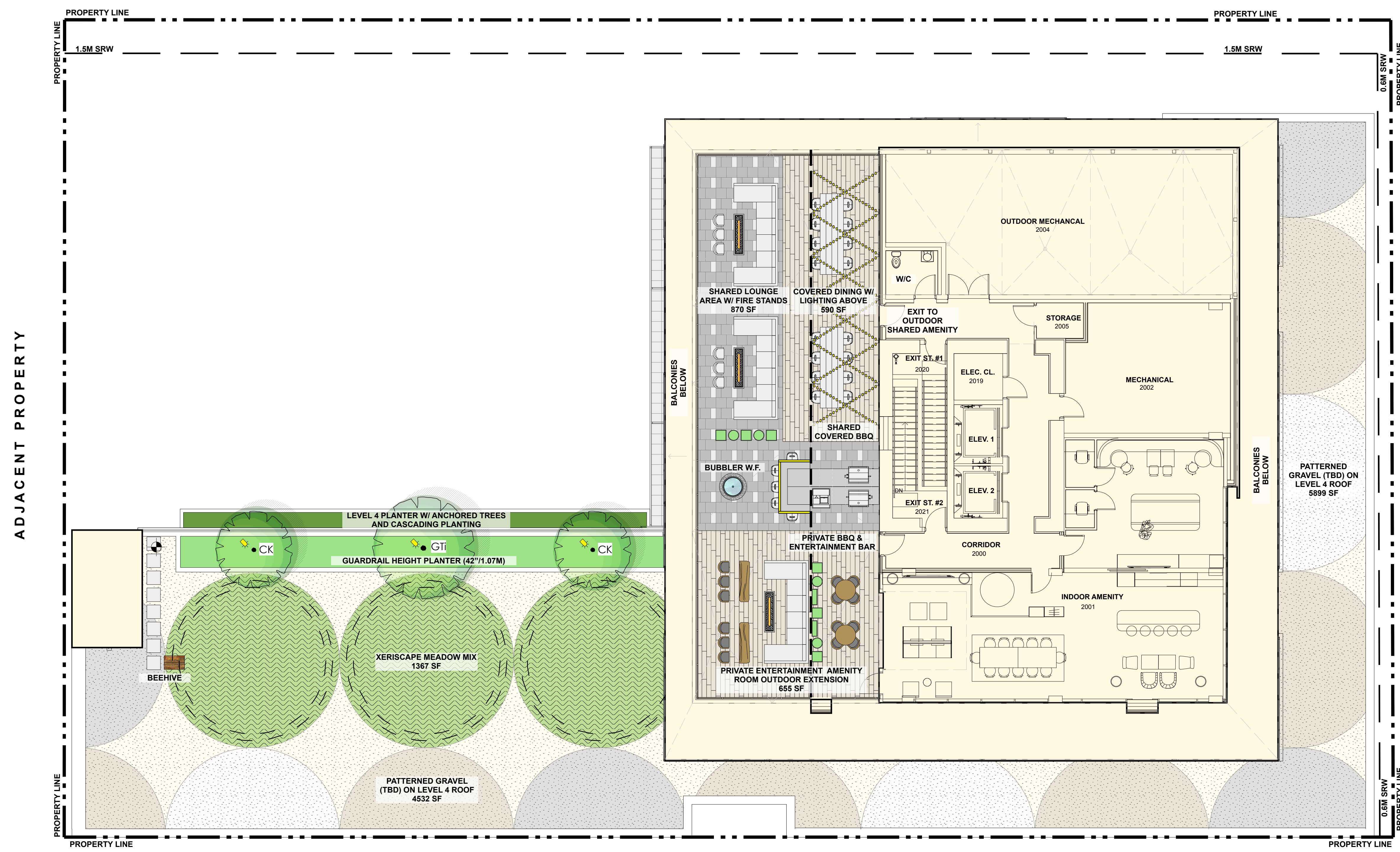
DK Project No.: 22081 MCMP Project No.: 222011

Sheet No.: _____

PANDORA AVENUE



MASON STREET



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Revisions:



Project:
854-880 PANDORA

854-880 Pandora Avenue,
Victoria, BC

Drawn by: JBT
Checked by: PK
Date Modified: Oct 31, 2023
Scale: 1:100

Drawing Title:
**Landscape Plan -
Roof Levels (Lvs 3+)**

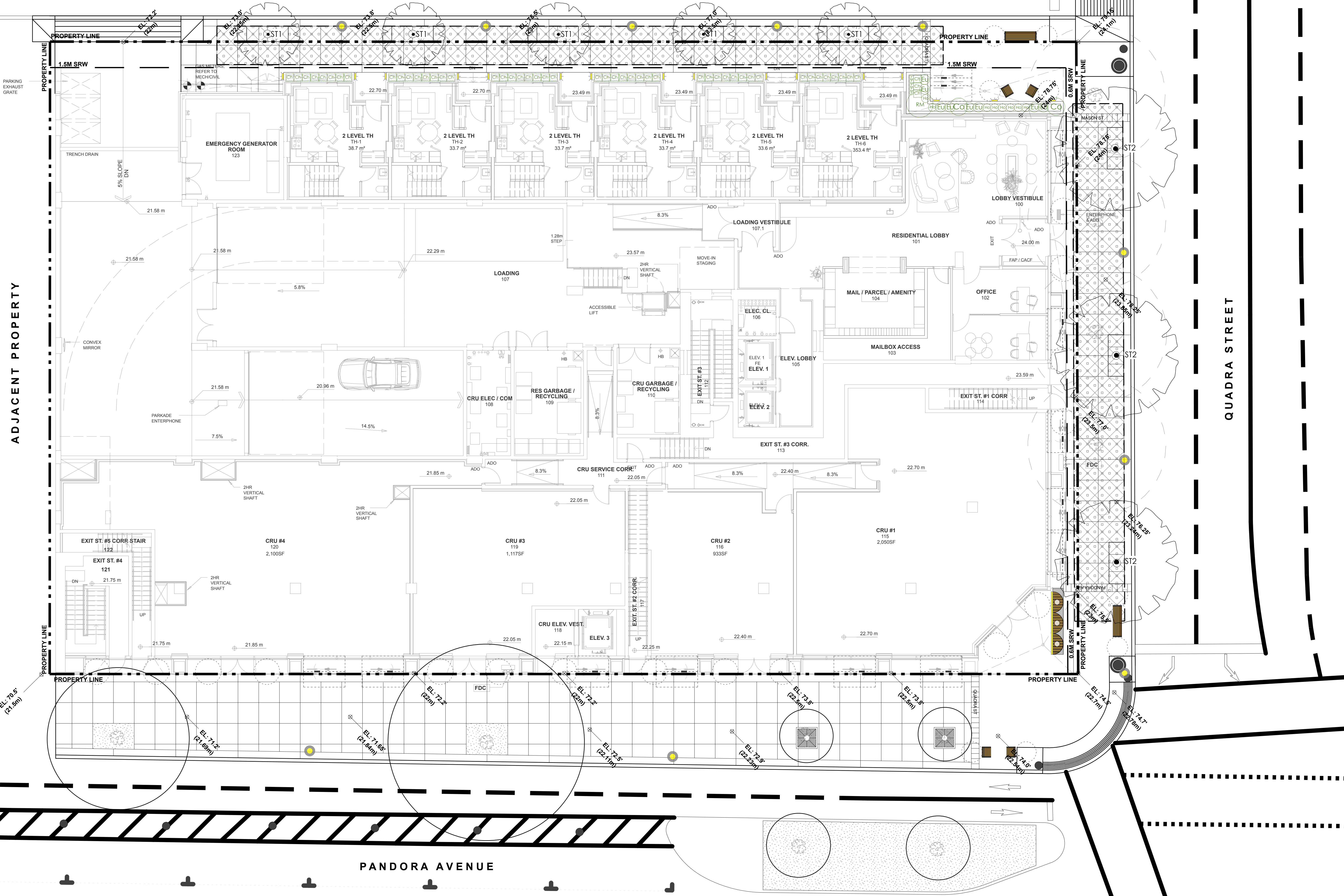
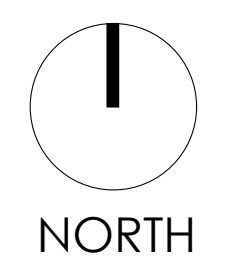
DK Project No.: 22081 | MCMP Project No.: 222011

Sheet No.:

PANDORA AVENUE



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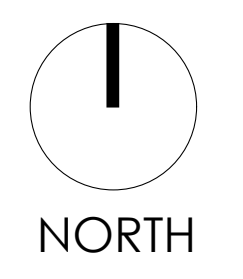
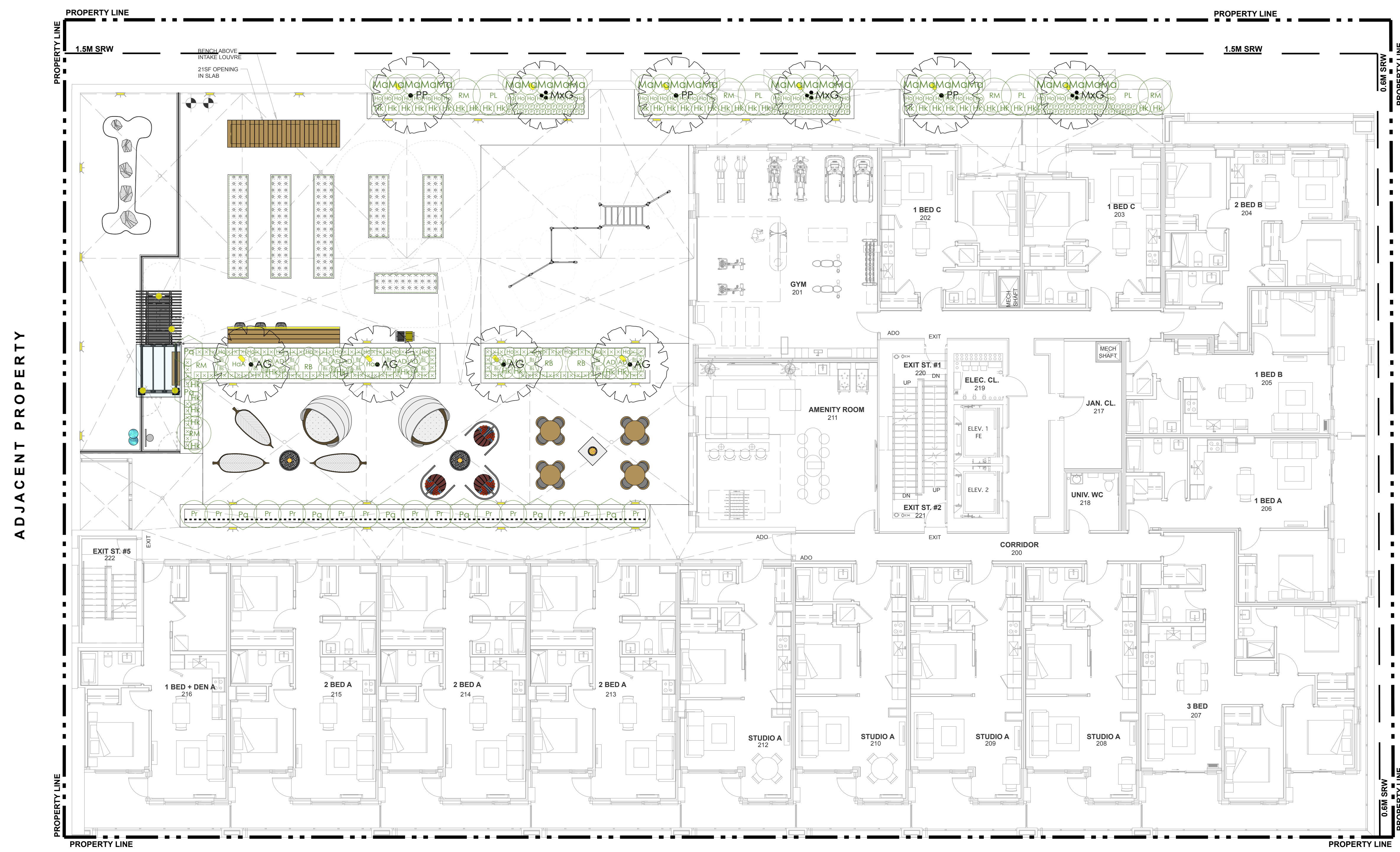
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Landscape Planting Plan - Level 1

DK Project No.: 22081 | MCMP Project No.: 222011

Sheet No.:



MASON STREET



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Revisions:



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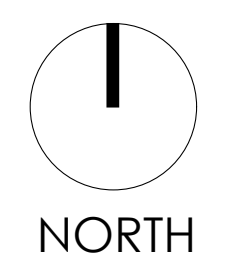
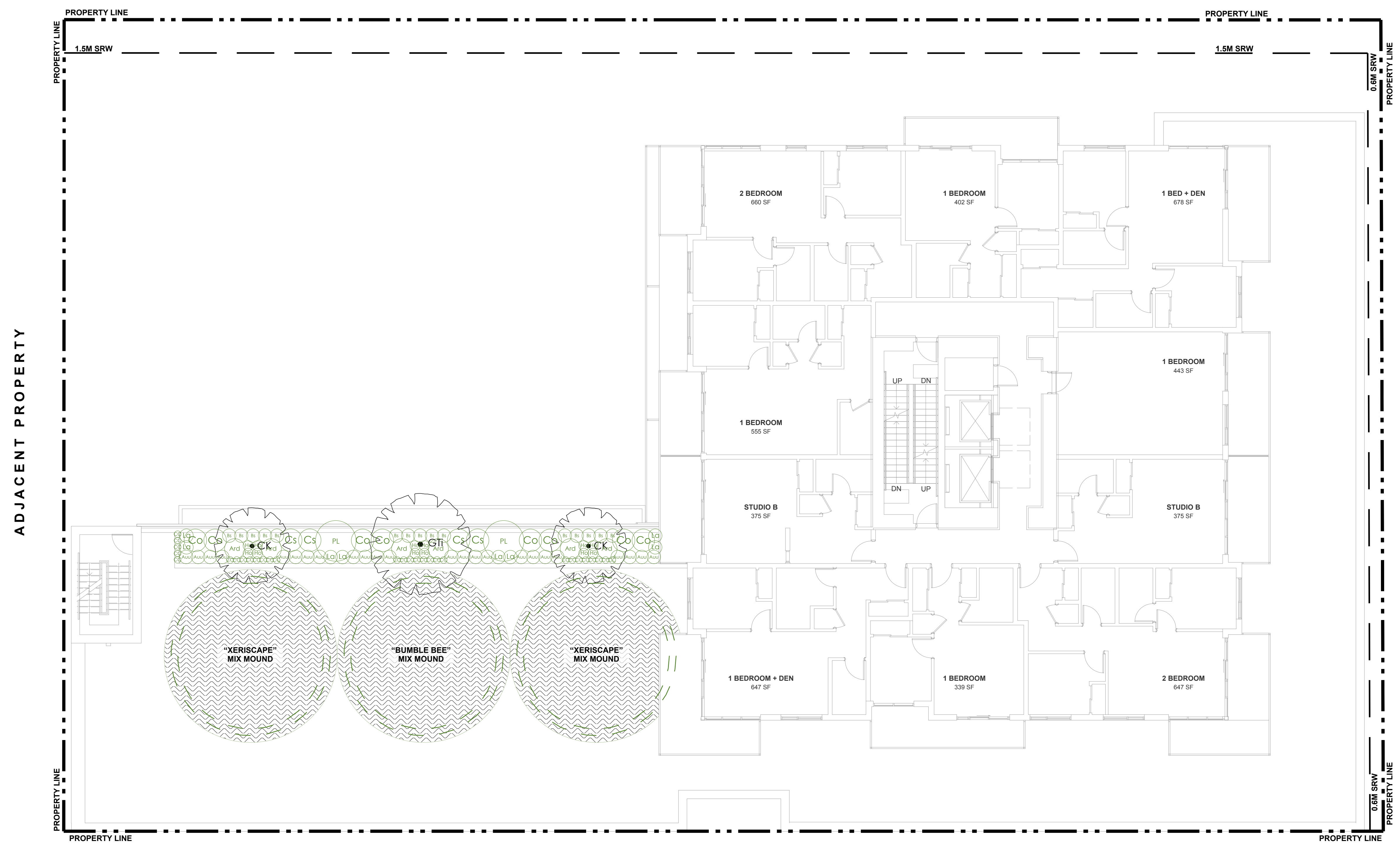
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**Landscape Planting Plan -
Level 2**

PANDORA AVENUE

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MCMP Project No.: 222011
Sheet No.:



MASON STREET



ADJACENT PROPERTY

QUADRA STREET

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Project:
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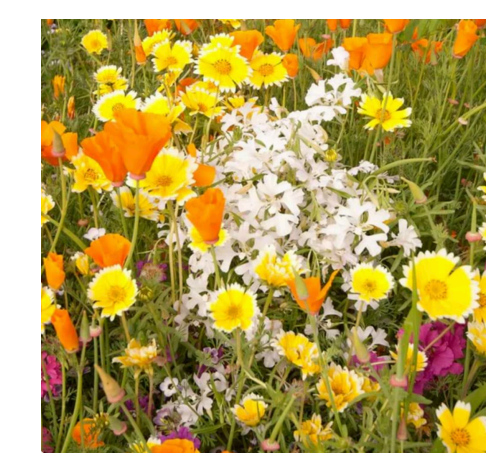
854-880 Pandora Avenue,
Victoria, BC

Drawn by: JBT
Checked by: PK
Date Modified: Oct 31, 2023
Scale: 1:100

Drawing Title:
Landscape Planting Plan - Level 4

DK Project No.: 22081
MCMP Project No.: 222011

Sheet No.:



"XERISCAPE" MIX
(94 SQ.M)

- Arroyo Lupine
- Blanket Flower
- Blue Flax
- California Bluebell
- California Poppy
- Desert Marigold
- Greenthread
- Munro's Globemallow
- Oregon Sunshine
- Pale Evening Primrose
- Palmer's Penstemon
- Prairie Coneflower
- Rocky Mountain Pentsemon
- Tidy-Tips



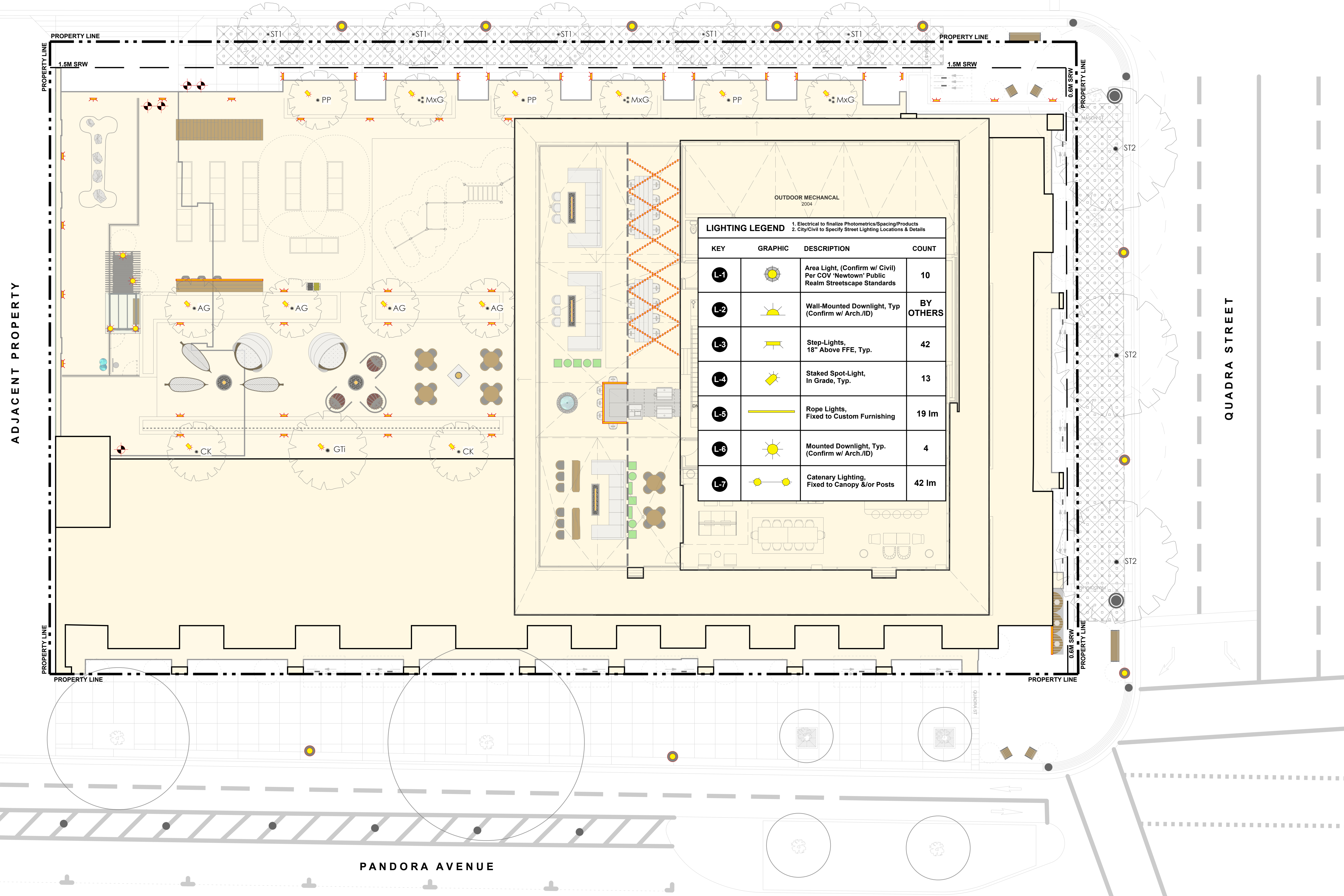
"BUMBLEBEE" MIX
(47 SQ.M)

- Balsam 'Camelia Flowered Mix'
- Catchfly
- Cosmos 'Sensation Mix'
- Lupine, Yellow
- Nasturtium 'Single Mix'
- Rocket Larkspur
- Siberian Wallflower
- Snapdragon 'Northern Lights'
- Sunflower 'Dwarf Sunspot'
- Zinnia 'California Giants'

PANDORA AVENUE



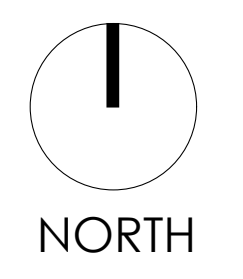
MASON STREET



LIGHTING LEGEND

1. Electrical to finalize Photometrics/Spacing/Products
2. City/Civil to Specify Street Lighting Locations & Details

KEY	GRAPHIC	DESCRIPTION	COUNT
L-1		Area Light, (Confirm w/ Civil) Per COV 'Newtown' Public Realm Streetscape Standards	10
L-2		Wall-Mounted Downlight, Typ (Confirm w/ Arch./ID)	BY OTHERS
L-3		Step-Lights, 18" Above FFE, Typ.	42
L-4		Staked Spot-Light, In Grade, Typ.	13
L-5		Rope Lights, Fixed to Custom Furnishing	19 lm
L-6		Mounted Downlight, Typ. (Confirm w/ Arch./ID)	4
L-7		Catenary Lighting, Fixed to Canopy &/or Posts	42 lm



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Project:
854-880 PANDORA

854-880 Pandora Avenue,
Victoria, BC

Drawn by: JBT
Checked by: PK
Date Modified: Oct 31, 2023
Scale: 1:100

Drawing Title:
Landscape Diagram - Preliminary Lighting

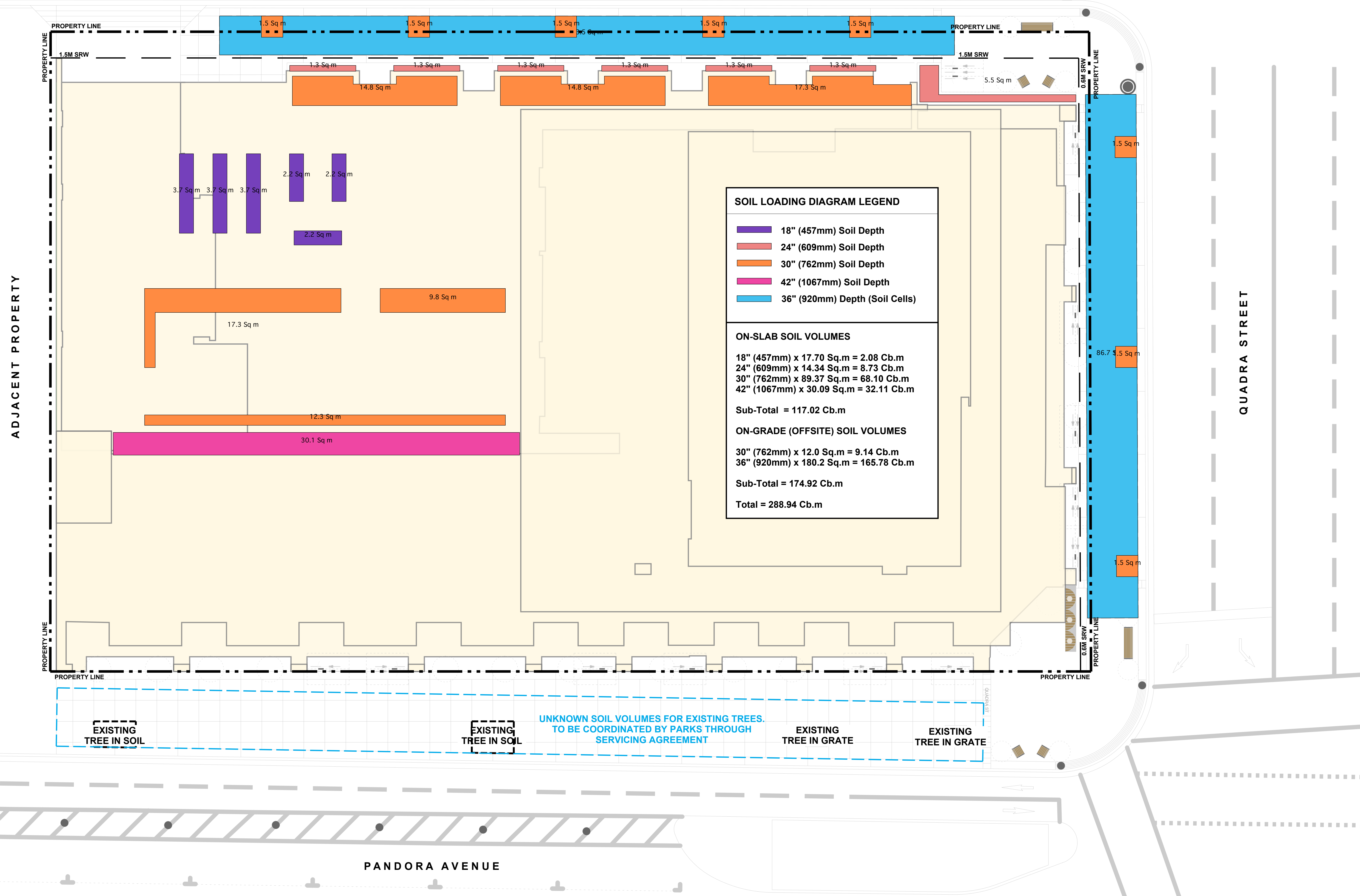
DK Project No.: 22081
MCMP Project No.: 222011

Sheet No.:

L-3.1



MASON STREET



SOIL LOADING DIAGRAM LEGEND

- 18" (457mm) Soil Depth
- 24" (609mm) Soil Depth
- 30" (762mm) Soil Depth
- 42" (1067mm) Soil Depth
- 36" (920mm) Depth (Soil Cells)

ON-SLAB SOIL VOLUMES

18" (457mm) x 17.70 Sq.m = 2.08 Cb.m
 24" (609mm) x 14.34 Sq.m = 8.73 Cb.m
 30" (762mm) x 89.37 Sq.m = 68.10 Cb.m
 42" (1067mm) x 30.09 Sq.m = 32.11 Cb.m

Sub-Total = 117.02 Cb.m

ON-GRADE (OFFSITE) SOIL VOLUMES

30" (762mm) x 12.0 Sq.m = 9.14 Cb.m
 36" (920mm) x 180.2 Sq.m = 165.78 Cb.m

Sub-Total = 174.92 Cb.m

Total = 288.94 Cb.m

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 Revisions:

Durante Kreuk Ltd.
 102 - 1637 West 5th Avenue
 Vancouver BC V6J 1N5
 T: 604 684 4611
 F: 604 684 0577
 www.dk.bc.ca

Project:
854-880 PANDORA

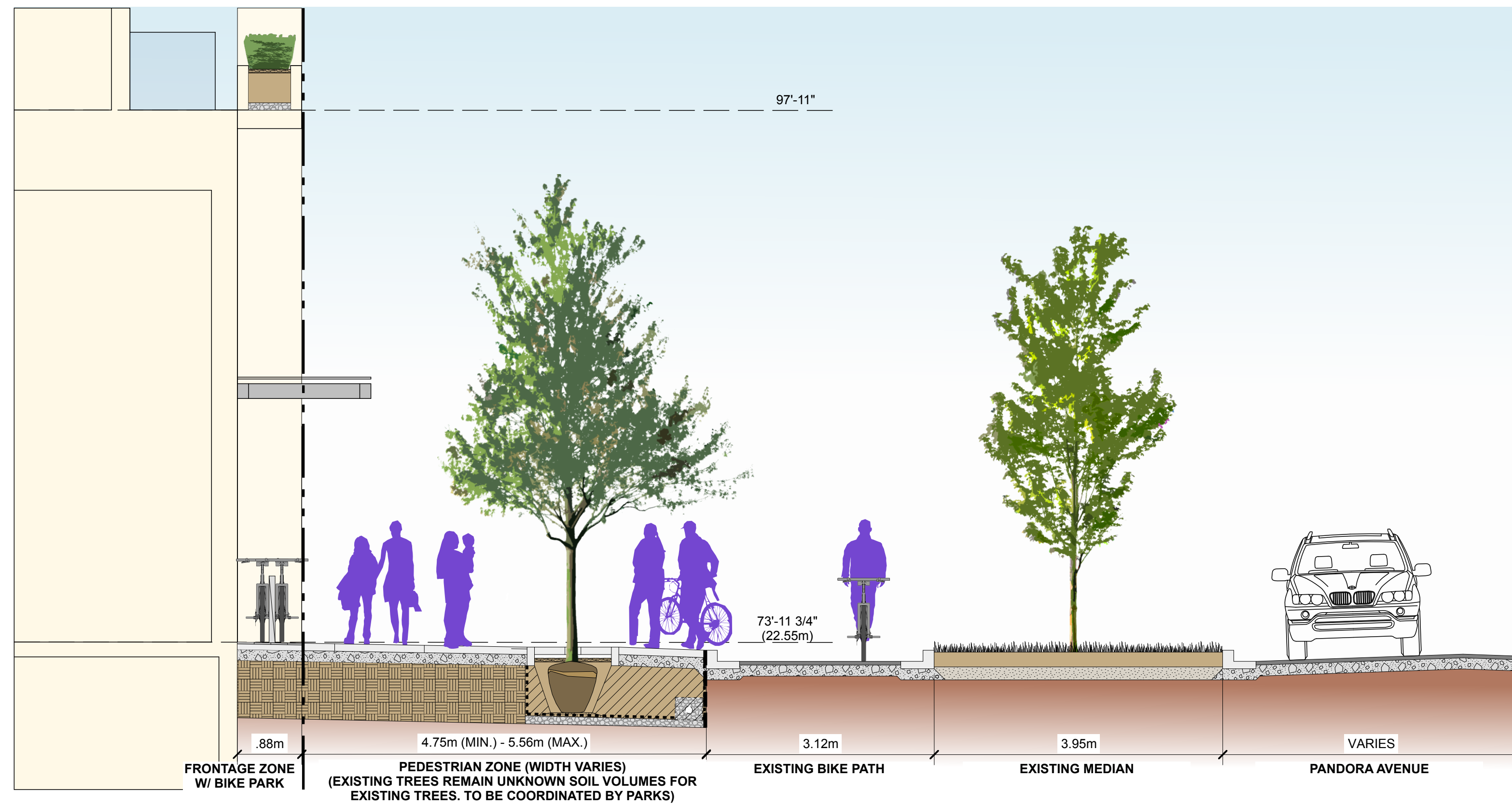
854-880 Pandora Avenue,
 Victoria, BC

Drawn by: JBT
 Checked by: PK
 Date Modified: Oct 31, 2023
 Scale: 1:100

Drawing Title:
Landscape Diagram - Soil Loading

DK Project No.: 22081
 MCMP Project No.: 222011

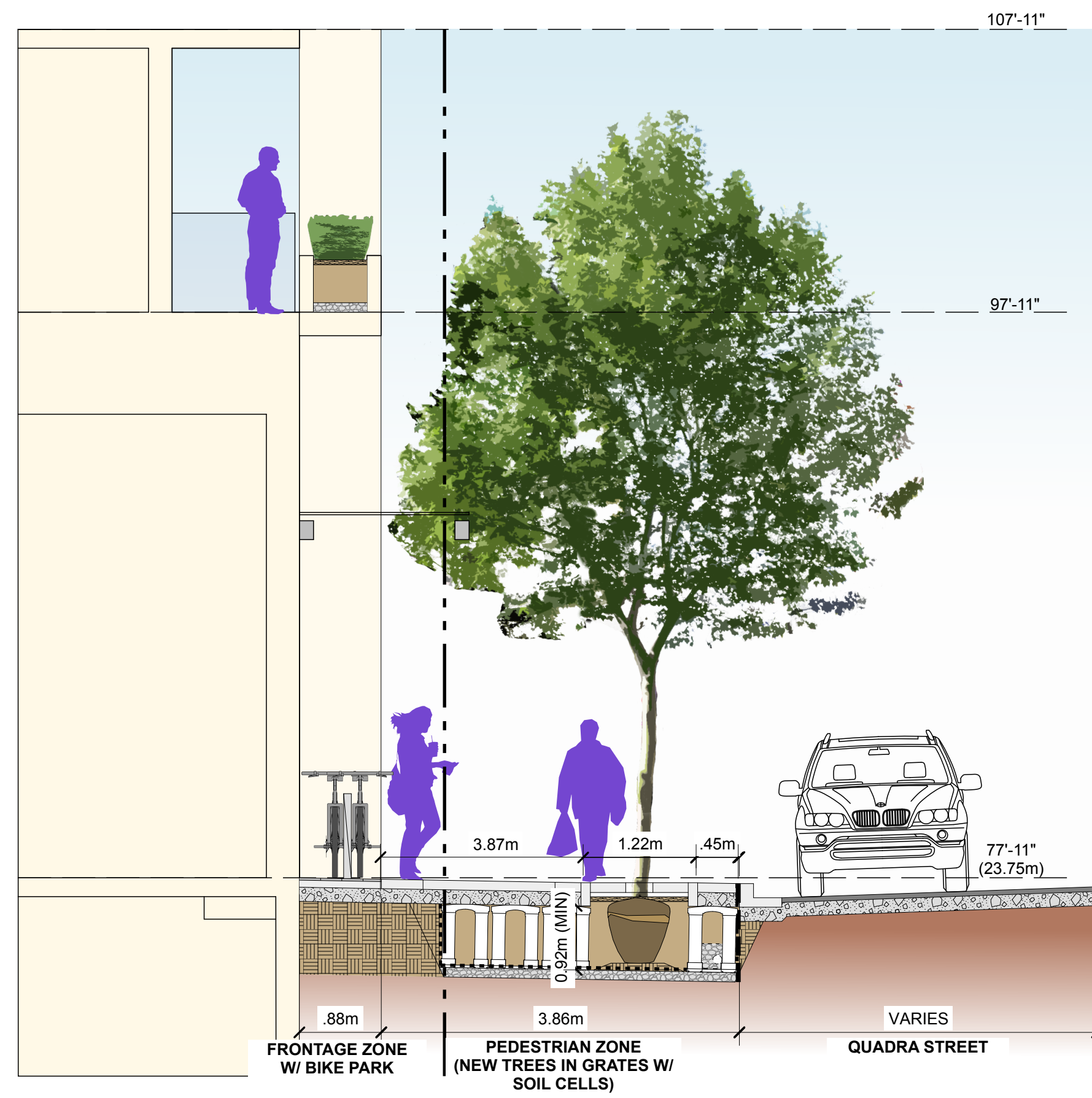
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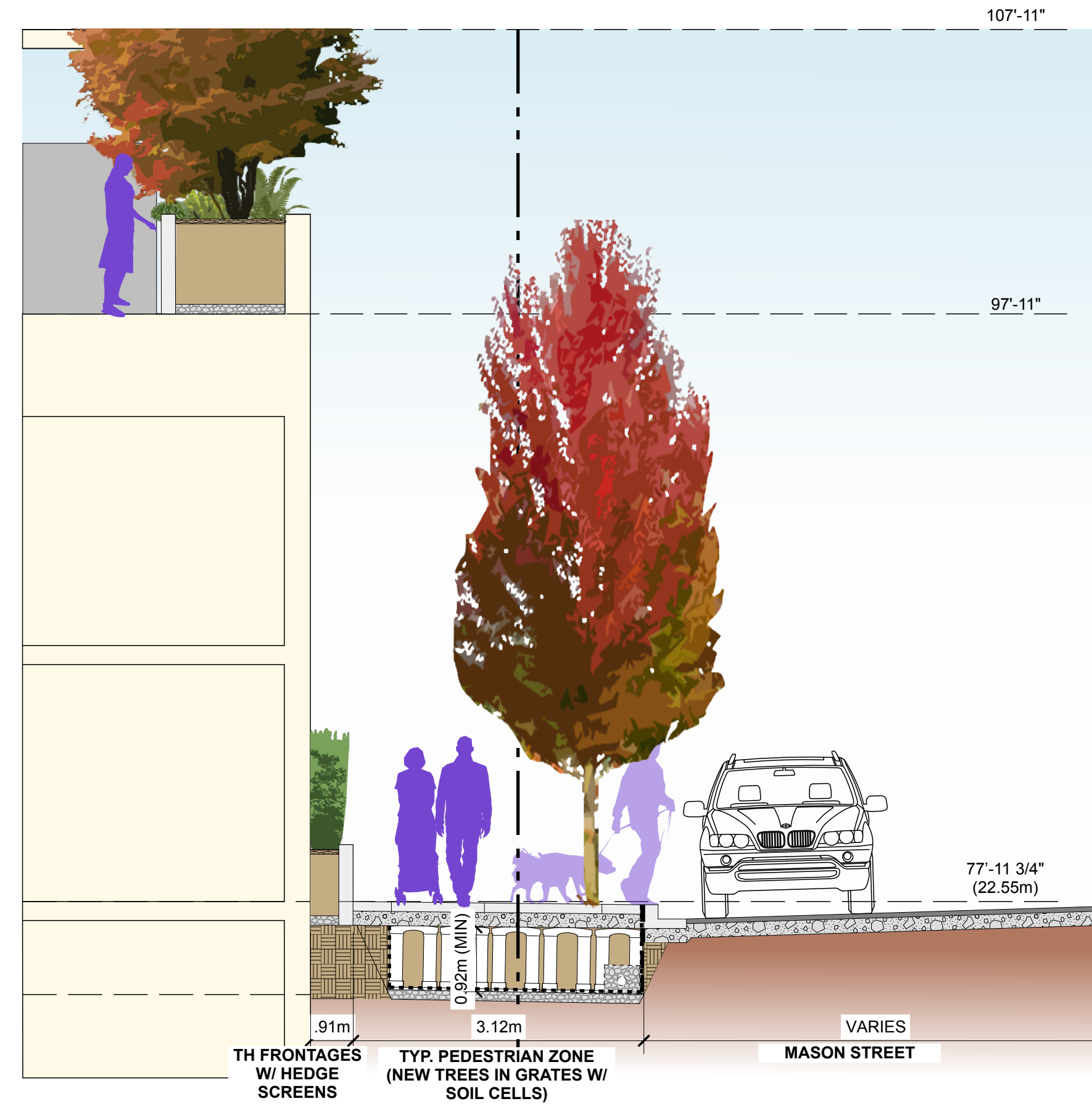
Section 1 - PANDORA AVE

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Section 2 - QUADRA ST



Section 3 - MASON ST

Project:
854-880 PANDORA

854-880 Pandora Avenue,
Victoria, BC

Drawn by: JBT

Checked by: PK

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Scale: 1:50

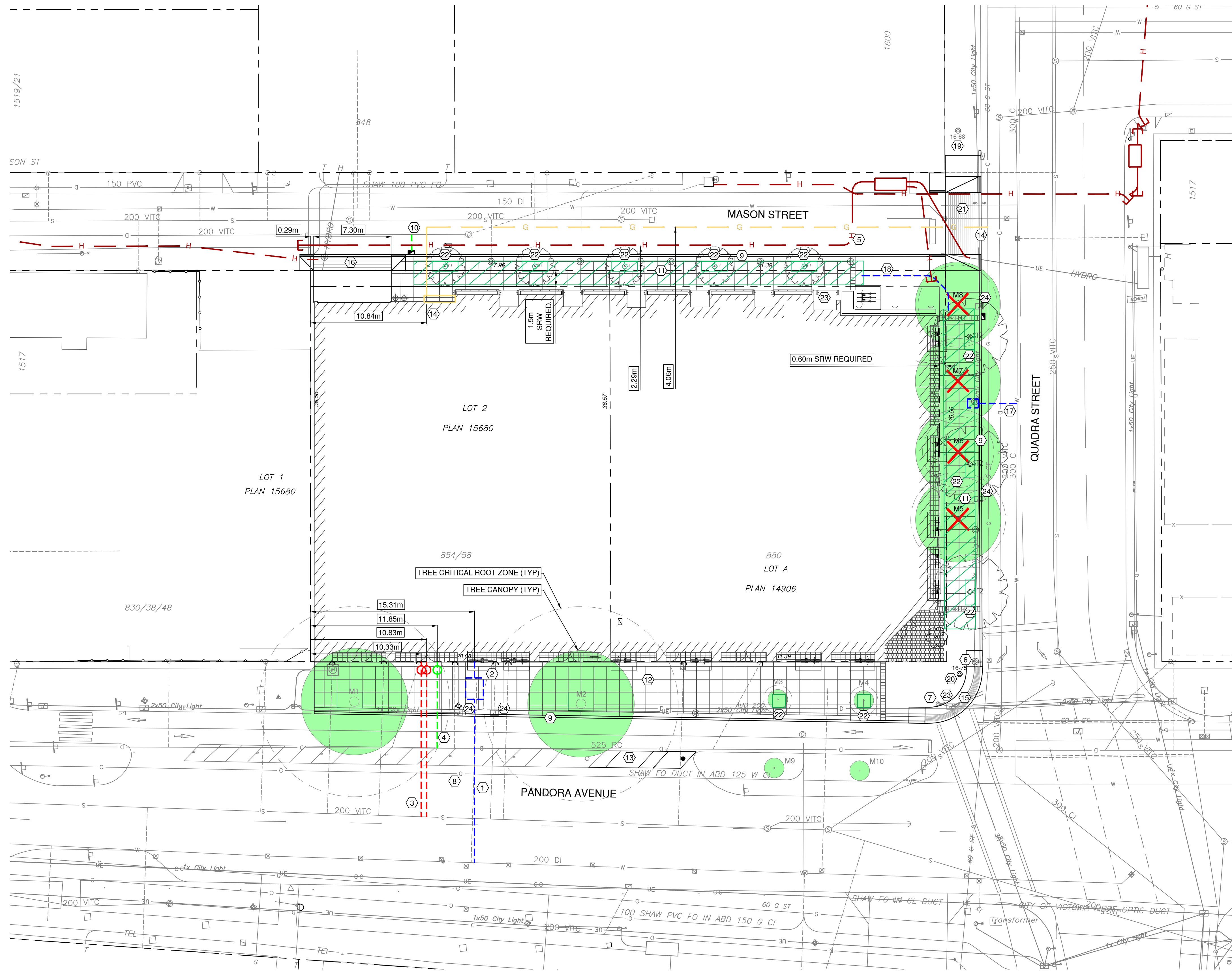
Drawing Title:

**Landscape -
Illustrative Street Sections**

DK Project No.: MCMP Project No.:

22081 222011

Sheet No.:



CONSTRUCTION NOTES:

- ① 150mm Ø COMBINED FIRE & DOMESTIC WATER SERVICE BY THE CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE.
- ② DOMESTIC AND FIRE WATER VAULT AND METER ASSEMBLY PER CITY OF VICTORIA SD W21 AND SD W2F AND CAP AT PROPERTY LINE BY THE CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE. REFER TO MECHANICAL DRAWINGS FOR CONTINUATION.
- ③ 2-200mm Ø PVC SANITARY SERVICES C/W INSPECTION CHAMBERS AT PROPERTY LINE AND CONNECT TO EXISTING 200mm Ø SANITARY BY THE CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE. REFER TO MECHANICAL DRAWINGS FOR CONTINUATION.
- ④ 250mm Ø PVC STORM SERVICE C/W INSPECTION CHAMBER AT PROPERTY LINE AND CONNECT TO EXISTING 625mm Ø STORM BY THE CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE. REFER TO MECHANICAL DRAWINGS FOR CONTINUATION.
- ⑤ BC HYDRO OFF SITE SERVICE AND UNDERGROUND ROUTING ALONG MASON ST FRONTAGE TO BE CONFIRMED BY BC HYDRO. REFER TO ELECTRICAL FOR CONTINUATION.
- ⑥ PROTECT AND RETAIN EXISTING STREETLIGHT.
- ⑦ PROTECT AND RETAIN EXISTING TRAFFIC SIGNAL AND STREETLIGHT.
- ⑧ PROTECT AND RETAIN EXISTING ACTIVE FIBRE OPTICS COMMUNICATION INFRASTRUCTURE.
- ⑨ REMOVE EXISTING CURB, GUTTER AND SIDEWALK AND REPLACE WITH NEW CURB, GUTTER AND SIDEWALK TO CITY OF VICTORIA STANDARDS AND AS SHOWN ON THE LANDSCAPE DRAWINGS. FINAL EXTENTS OF REPLACEMENT TO BE DETERMINED.
- ⑩ REMOVE EXISTING CATCHBASIN AND INSTALL NEW CURB INLET CATCHBASIN AND 150mm CONNECTION TO EXISTING MAIN. CONNECTION TO EXISTING MAIN BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE.
- ⑪ SOIL CELLS TO SERVE TREES ON QUADRA AND MASON STREETS. REFER TO LANDSCAPE DRAWINGS FOR DETAILS. STORMWATER TREATMENT TO BE PROVIDED.
- ⑫ REMOVE AND REPLACE EXISTING DRIVEWAY WITH NON-MOUNTABLE CURB AND CONCRETE SIDEWALK. EXTENTS OF CURB AND SIDEWALK REPLACEMENT TO BE CONFIRMED.
- ⑬ INSTALL PAINT LINES TO EXTEND STREET PARKING TO EXISTING MEDIAN. SIGN AS SHORT TERM PASSENGER DROP OFF.
- ⑭ GAS SERVICE AND METER BY FORTIS GAS AT DEVELOPER'S EXPENSE. REFER TO MECHANICAL DRAWINGS FOR CONTINUATION.
- ⑮ CURB LETDOWN PER CITY OF VICTORIA SUPPLEMENTARY STD DWG CAMOD C/W TACTILE MATS
- ⑯ DRIVEWAY CROSSING AS PER CITY OF VICTORIA STD DWG C7A.
- ⑰ 25mm Ø IRRIGATION WATER SERVICE TO SERVE NEW TREES ALONG QUADRA AND MASON STREETS BY CITY OF VICTORIA AT DEVELOPER'S EXPENSE. REFER TO LANDSCAPE DRAWINGS FOR IRRIGATION DETAILS.
- ⑱ 100mm Ø SDR28 PVC IRRIGATION SLEEVE WITH 2 LONG SWEEP 45° BENDS. INSTALL AT 400mm DEPTH.
- ⑲ RETAIN AND PROTECT EXISTING MONUMENT.
- ⑳ REMOVE AND DISPOSE OF EXISTING MONUMENT. NEW MONUMENT TO BE INSTALLED BY THE CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE.
- ㉑ CONCRETE TYPE 'B' DRIVEWAY CROSSING FOR COMBINED SIDEWALK, CURB AND GUTTER TO CITY OF VICTORIA SPECIFICATIONS AND STANDARD DRAWINGS SD C7B AND C7C
- ㉒ TREE GRATES ON QUADRA, MASON AND PANDORA STREETS. REFER TO LANDSCAPE DRAWINGS FOR DETAILS
- ㉓ PROTECT AND RETAIN EXISTING JUNCTION BOX
- ㉔ UPDATE STREETLIGHTING PER CITY REQUIREMENTS ALL FRONTAGES

GENERAL NOTES:

1. TELUS PROPOSED SERVICE ROUTING TO BE CONFIRMED BY TELUS.
2. SHAW PROPOSED SERVICE ROUTING TO BE CONFIRMED BY SHAW.
3. FORTIS PROPOSED SERVICE ROUTING TO BE CONFIRMED BY FORTIS.
4. IRRIGATION SERVICE AND METER BOX BY CITY OF VICTORIA AT THE DEVELOPER'S EXPENSE. LOCATION AND SIZE TO BE CONFIRMED BY CITY OF VICTORIA. REFER TO LANDSCAPE FOR PLANTING DETAILS.
5. CUT, CAP AND ABANDON ALL REDUNDANT SEWER/STORMWATER SERVICES AT THE LIMIT OF EXCAVATION. COORDINATE WITH THE CITY OF VICTORIA AND RECORD THE LOCATION AND DEPTH OF ALL SERVICES.
6. TREES FOR REMOVAL MARKED WITH A RED "X"
7. PRIOR TO COMMENCEMENT OF EXCAVATION OR SOIL RELOCATION, CONTRACTORS SHALL BE REGISTERED UNDER BY-LAW 14-071 SCHEDULE G, CODE OF PRACTICE FOR CONSTRUCTION AND DEVELOPMENT ACTIVITIES. CONTACT ADAM STEELE, STORMWATER SPECIALIST, AT 250-361-0318 OR ASTEELE@VICTORIA.CA TO REGISTER. A STREET OCCUPANCY PERMIT FROM TRANSPORTATION ENGINEERING WILL BE REQUIRED FOR WORK WITHIN THE ROADWAY.
8. ALL EXCAVATIONS WITHIN CRITICAL ROOT ZONES OF TREES TO BE RETAINED TO BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
9. EXISTING SIGNS AND POSTS TO BE REMOVED AS REQUIRED AND RETURNED TO CITY OF VICTORIA FORCES.

Revision	By	Appd.	YY.MM.DD	
3. UPDATED TO CITY COMMENTS	SK	OL	23.11.02	
2. UPDATED TO CITY COMMENTS AND SANITARY SERVICE ADDED	KP	OL	23.09.08	
1. UPDATED TO CITY COMMENTS	KP	OL	23.05.19	
FOR REZONING AND DP APPLICATION FOR INFORMATION	KP	OL	23.03.24	
Issued	JPS	OL	23.01.16	
	By	Appd.	YY.MM.DD	
File Name:	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

PERMIT TO PRACTICE #1002862

Client/Project
0822754 B.C. Ltd.

854-880 Pandora Avenue
Victoria, BC

Title
PRELIMINARY SERVICING PLAN

Project No. 111720169	Scale 1:200	Sheet 1 of 1	Revision 3
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