



Planning and Land Use Committee Report

For the Meeting of June 25, 2015

To: Planning and Land Use Committee **Date:** June 12, 2015

From: Mike Wilson, Senior Planner – Urban Design, Development Services Division

Subject: **Rezoning Application No.00381 and Development Permit Application No. 000351 for 1002, 1008-1012 Pandora Avenue**
Application Ready to Proceed to Public Hearing

RECOMMENDATION

1. That Council rescind third reading of Housing Agreement (1002-1008, 1012 Pandora Avenue) Bylaw No. 14-069.
2. That Council amend the Housing Agreement (1002-1008, 1012 Pandora Avenue) Bylaw No. 14-069 by replacing the amended Schedule A that secures 11 non-market rental units.
3. That Council give third reading of Housing Agreement (1002-1008, 1012 Pandora Avenue) Bylaw No. 14-069 with an amended Schedule A that secures 11 non-market rental units.
4. That Council refer the Rezoning Application No. 00381 for consideration at a Public Hearing.
5. Following consideration of Rezoning Application No. 00381, that Council approve a Development Permit for 1002, 1008-1012 Pandora Avenue, in accordance with:
 - a. Plans for Rezoning Application No. 00381 and Development Permit Application No. 000351, stamped June 8, 2015;
 - b. Development meeting all *Zoning Regulation Bylaw* requirements;
 - c. The Development Permit lapsing two years from the date of this resolution.
6. That Council authorize staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m² of exposed shored face during construction, in a form satisfactory to staff. This is to accommodate shoring for construction of the underground parking structure at the property line.

LEGISLATIVE AUTHORITY

In accordance with Section 903 (c) 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 905 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use or the density of the land from that permitted under the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with new information that has been presented since Council's motion of September 11, 2014, which cancelled the Public Hearing for the *Zoning Regulation Bylaw* Amendment that would authorize Rezoning Application No.00381 for the property located at 1002, 1008-1012 Pandora Avenue. For background, staff have attached relevant staff reports along with the meeting minutes. Since Council's motion of September 11, 2014, the applicant has completed further consultation with the North Park Neighbourhood Association and the broader community through meetings and open houses.

As a result of this consultation, the applicant proposes the following amendments to the Application:

- the provision of 11 non-market rental units tied to the Housing Income Limits set for Victoria, for the life of the proposed building
- the provision of six additional bicycle parking stalls at grade (total of 24)
- the provision of raised planter beds for garden plots
- bicycle repair and wash station within the proposed building
- additional frontage improvements, including a curb bump out and planting on the north side of Mason Street immediately opposite the underground parking access point
- additional bump outs on Mason Street for traffic calming.

The recommendation provided above contains the appropriate language to advance the Rezoning Application for consideration at a Public Hearing.

BACKGROUND

Description of Proposal

On September 11, 2014, Council endorsed a motion to cancel the Public Hearing for the property located at 1002, 1008-1012 Pandora Avenue. Since this time, the applicant has conducted further consultation with the North Park Neighbourhood Association and the broader community. The following section provides details regarding the changes that are being advanced and the previous reports and minutes are also attached.

ANALYSIS

Proposed Non-Market Rental Housing

The proponent is volunteering to provide 11 non-market rental housing units which are consistent with the Housing Affordability and Housing Diversity policies within the *Official Community Plan*. As such, staff have prepared a revised Housing Agreement Bylaw for Council's consideration. The proposal is to secure five bachelor suites, four one-bedroom suites and two two-bedroom suites.

The proposed Bylaw secures the units within the building in-perpetuity and assigns rent maximums by unit type in accordance with the Housing Income Limits (HILs) for Victoria. Based on 2015 HILs rates, the following maximum rents would apply:

Unit Type	Housing Income Limits (2015)	Maximum Rent
Bachelor	\$29,500	\$737.50
1-Bedroom	\$34,500	\$862.50
2-Bedroom	\$43,000	\$1,075.00

Plan Amendments

The applicant has also made additional plan amendments based on feedback from the community. These include additional bicycle parking stalls, raised planter beds for garden plots and additional frontage improvements to Mason Street. The applicant has already committed to constructing a driveway crossing at the corner of Mason Street and Cook Street and now proposes additional frontage improvements, including a planted bump out on the north side of Mason Street immediately opposite the parking access point. The intent of the improvements is to establish screening of the adjacent homes to provide improved privacy for residents on the north side of the street. The applicant also proposes to construct bump outs to calm traffic on Mason Street.

Encroachment Agreement

The applicant proposes to excavate to the property line in order to construct an underground parking structure. Staff recommend for Council's consideration that Council authorize staff to execute an Encroachment Agreement for a fee of \$750 plus \$25 per m² of exposed shored face during construction. This is to accommodate shoring for construction of the underground parking structure at the property line.

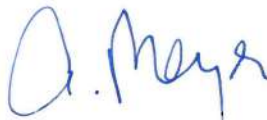
CONCLUSIONS

Since the Public Hearing which was set for September 11, 2014, was cancelled, the applicant has completed additional consultation with the community. The applicant has proposed that 11 units in the development be secured for non-market rental housing. The applicant has also committed to additional frontage improvements, bicycle racks and garden areas. Staff recommend for Council's consideration that Council consider forwarding the Application for consideration at Public Hearing in accordance with the recommendation provided.

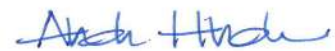
Respectfully submitted,



Mike Wilson
Senior Planner – Urban Design
Development Services Division



Alison Meyer, Assistant Director
Development Services Division
Sustainable Planning and
Community Development
Department



Andrea Hudson
Acting Director
Sustainable Planning
and Community
Development
Department

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

June 15, 2015

MW:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00381\REZ PLUC REPORT2.DOC

List of Attachments

- Letter from Blue Sky Properties dated June 10, 2015
- Plans date stamped June 9, 2015
- Council Minute dated September 11, 2014
- Letter from Blue Sky Properties dated September 10, 2014.

June 10, 2015

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6



Attn: Mayor and Members of Council

Re: 1002-1008 and 1012 Pandora Avenue

Dear Mayor and Council,

The purpose of this letter is to provide an update on our application for 1002-1008 and 1012 Pandora Avenue.

Since requesting to delay to our public hearing last September, we have spent time revising our proposal and conducting additional public consultation. This consultation includes:

- Meeting with the North Park Neighbourhood Association (NPNA) Land Use Committee;
- Presentation to broader NPNA group at their regular monthly meeting;
- Two Neighbourhood Information Meetings;
- Phone call to update the owners of the Mason Street City Farm on the project;
- Various Meetings with smaller groups of stakeholders in the neighbourhood.

During these meetings we provided a history of the project and an update on our new proposal. These meetings were interactive in nature as we were seeking feedback on some of the new ideas that we are proposing.

These new ideas include the addition of resident garden plots and an urban agricultural education program; confirmation of pet-friendly building amenities; confirmation of cycling amenities; and the introduction of additional landscaping and traffic calming measures along Mason Street.

In addition, we introduced the idea of two additional options for consideration by the community:

Option 1 included the addition of new on-site public amenities in the form of a commitment to provide 5% of the residential rental units as affordable units and the provision of a new community meeting room to be available for use at no charge to the NPNA and other community groups.

As an alternative, Option 2 was developed to respond to some neighbours' continued concern about building massing and height along Mason Street. This option proposed the reduction of density and height, to lower the building facing Mason Street and Franklin Green Park from 4-storeys to 3-storeys. This option reduced the overall density from 2.35 FSR to 2.21, representing a loss of 11,790 sq.ft or 15 rental units.

These updates were presented to the NPNA at their May 2015 meeting.

In addition to this, BlueSky held 2 Neighbourhood Information Meetings on May 26th. Invitations were mailed to approximately 3,700 residential and business addresses in the surrounding area and notices were printed in the Victoria Times Colonist on May 19, 21 and 22. The purpose of the meetings was to present the updated project plans and to seek feedback on the two specific options being considered to see if there was a preference between Option 1 (on-site affordable housing and community meeting room) and Option 2 (reduced building height and density). Approximately 100 people attended the two sessions. On the specific question of whether there was a preference for either of the options, we received greater support for Option 1.

We were encouraged by the broad support for inclusion of affordable housing within the project. While some liked the idea of further reduced density, others felt that at 4-storeys the building was already appropriately scaled within the urban neighbourhood context and that the contribution of affordable housing would provide a greater public benefit.

Based on the feedback we received during the Neighbourhood Information Meetings and other stakeholder sessions, along with our interest in supporting greater housing affordability in Victoria, we have now elected to implement Option 1. Our plans have been revised to reflect the inclusion of the Community Meeting Room and we have documented our commitment to the provision of affordable housing in an updated Housing Agreement with the City. The Housing Agreement includes the requirement to provide 5% of the units (11 units) as affordable units with their rents linked to BC Housing's Housing Income Limits (HILs) rates, as suggested by City staff. These units will remain as affordable units in perpetuity, representing a significant and continuing public amenity contribution to the City.

To ensure that the affordable units are available to a wide variety of household configurations, including families, we are proposing a mix of unit sizes including five (5) Bachelor suites, four (4) 1 bedroom suites, and two (2) 2 bedroom suites.

To expand on the other changes to the proposal:

Urban Agriculture:

We have included 30 garden plots for use by residents of the building (this number could be expanded based on demand). In addition to providing the plots, we will be engaging with a local group to help facilitate the residents to learn how to plant and grow food in an urban setting. We believe this to be important from a sustainability perspective, but also community building within the project and have successfully implemented similar programs at our projects in Vancouver.

Pet Friendly Building:

We have heard from multiple people that it is difficult for pet owners to find rental apartments in Victoria as many landlords restrict pets. To confirm, we will be allowing pets in our building and will be taking additional steps to improve livability. These will include a Dog Wash station in the parkade and pet dropping clean-up stations.

Cycling Amenities:

This site is strategically located at the convergence of two major bike routes, Pandora Ave. and Vancouver St. This project will improve the frontage on both of the streets to match the planned cycling infrastructure. Recognizing that this is an important junction, we will be installing an outdoor bike service station and pump that will be available for use by the public. Also, to encourage more cycling trips to the

site, we have doubled the number of surface bike parking spaces at grade over the bylaw requirement. Our hope is that these extra spaces will encourage retail customers and visitors to the building to arrive by bike, thereby reducing the amount of vehicle traffic.

Mason Street:

We understand there have been recent changes to the Highway Access Bylaw. We have discussed these with the Staff and are told that even with these changes, we are still required to access our site off of Mason St. In addition to the traffic minimizing measures that we put into place last year to lessen the impact on the Mason St. residents, we have implemented new additional measures. These include a slight re-alignment of the street to allow for planting in front of the houses on the north side of Mason, immediately across from the entrance. We have also proposed traffic calming "bump outs" that will force traffic to slow down. A similar measure was taken on Leighton Road to much success and we are excited about contributing to implementing these design and traffic calming measures along the full length of Mason St. as an additional community amenity contribution. The idea of designing Mason St. following the "woonerf" or Dutch "living street" concept was first identified during our discussions with the NPNA and we look forward to working with City staff and the community through the detailed design and planting of these streetscape amenities.

While we have not secured any specific tenants for the commercial portion of the project, we have been open in sharing with the community the interest we have received from potential grocers. That said, the plans maintain flexibility to accommodate a mix of retailers to serve the local neighbourhood and the growing downtown population. It is important to us, and to the viability of downtown retail locations, to offer a balanced retail program, with the potential for larger tenants to support a diversity of smaller shops that together can create a vibrant and successful neighbourhood-serving venue. As the long-term owners and managers of the building, we are committed to ensuring the success of the project, which is directly linked to the success of the ground-floor retail space. We will be working to select tenants for the project that can meet local needs and contribute to the positive growth of the neighbourhood.

Our efforts over the last number of months have informed these further design refinements, resulting in a better plan with additional public amenity contributions that offer direct benefits to the local neighbourhood and to the broader city as a whole.

We respectfully ask that Council consider the application and allow our proposal to proceed to a Public Hearing. We are committed to investing in the positive growth of Victoria's downtown neighbourhoods and look forward to achieving a successful outcome for all stakeholders.

Regards,



Mark Kopinya
Development Manager

RESIDENTIAL/COMMERCIAL DEVELOPMENT

1008 - 1012 PANDORA AVENUE,
VICTORIA, BC, V8V 3P5

DP REZONING SUBMISSION
(Base Design Submission)

June 5th, 2015



BlueSky
PROPERTIES



CHRIS DIKEAKOS ARCHITECTS INC.

T 604 291 2660 | 212-3869 HENNING DR | INFO@DIKEAKOS.COM
F 604 291 2667 | BURNABY BC V5C 6N5 | WWW.DIKEAKOS.COM

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

OWNER / DEVELOPER **BLUESKY PROPERTIES**

CONTACT: MARK MORVA
SUITE 100-100 WEST HASTINGS ST
VANCOUVER, BC V6P 2A4
TEL: (604) 291-1000
FAX: (604) 291-1000

ARCHITECTURAL **CHRIS DIKEAKOS ARCHITECTS INC.**

CONTACT: ROBERT DAVIS
SUITE 100-100 WEST HASTINGS ST
VANCOUVER, BC V6P 2A4
TEL: (604) 291-1000
FAX: (604) 291-1000

STRUCTURAL **JOHN BRYSON & PARTNERS**

CONTACT: JOHN BRYSON
SUITE 100-100 WEST HASTINGS ST
VANCOUVER, BC V6P 2A4
TEL: (604) 291-1000
FAX: (604) 291-1000

MECHANICAL **STANTEC**

CONTACT: JIM DUNN
SUITE 100-100 WEST HASTINGS ST
VANCOUVER, BC V6P 2A4
TEL: (604) 291-1000
FAX: (604) 291-1000

ELECTRICAL **STANTEC**

CONTACT: JIM DUNN
SUITE 100-100 WEST HASTINGS ST
VANCOUVER, BC V6P 2A4
TEL: (604) 291-1000
FAX: (604) 291-1000

LANDSCAPE **DURANTE KREUK LTD.**

CONTACT: SHARON STAMP
SUITE 100-100 WEST HASTINGS ST
VANCOUVER, BC V6P 2A4
TEL: (604) 291-1000
FAX: (604) 291-1000

SURVEYOR **BRAD CUNNING LAND SURVEYING INC.**

CONTACT: BRAD CUNNING
SUITE 100-100 WEST HASTINGS ST
VANCOUVER, BC V6P 2A4
TEL: (604) 291-1000
FAX: (604) 291-1000

BUILDING CODE CONSULTANT **LMDG BUILDING CODE CONSULTANTS**

CONTACT: LINDA DUNN
SUITE 100-100 WEST HASTINGS ST
VANCOUVER, BC V6P 2A4
TEL: (604) 291-1000
FAX: (604) 291-1000

TRAFFIC CONSULTANT **BUNT & ASSOCIATES ENGINEERING**

CONTACT: BUNT & ASSOCIATES
SUITE 100-100 WEST HASTINGS ST
VANCOUVER, BC V6P 2A4
TEL: (604) 291-1000
FAX: (604) 291-1000



(A) PANDORA LOOKING WEST



(B) SITE LOOKING NORTH



(C) CORNER PANDORA & VANCOUVER



(D) PANDORA LOOKING EAST



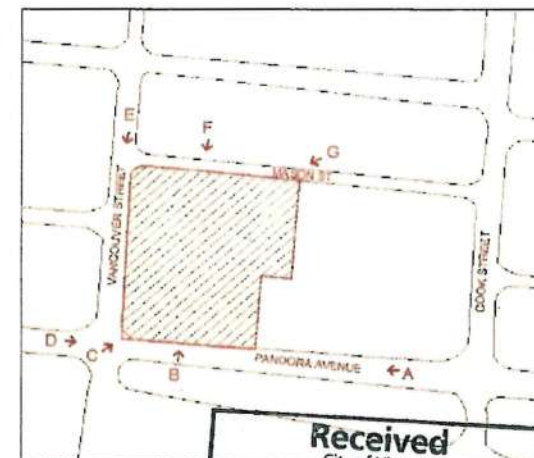
(E) VANCOUVER ST LOOKING SOUTH



(F) SITE LOOKING SOUTH



(G) MASON ST CORNER



KEY PLAN

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division

KEY PLAN																			
SCALE: MTS																			
NOTES																			
<table border="1"> <tr> <td>NO. REVISIONS</td> <td>DATE</td> </tr> <tr> <td>ISSUED FOR:</td> <td></td> </tr> <tr> <td>OF RECORD SUBMISSION</td> <td>REVISION</td> </tr> <tr> <td>ADVISORY DESIGN PANEL RESPONSE</td> <td>1/27/2014</td> </tr> <tr> <td>ADVISORY DESIGN PANEL</td> <td>2/27/2014</td> </tr> <tr> <td>DEVELOPMENT PERMIT</td> <td>2/27/2014</td> </tr> <tr> <td>DEVELOPMENT PERMIT</td> <td>2/27/2014</td> </tr> <tr> <td>DEVELOPMENT PERMIT</td> <td>2/27/2014</td> </tr> <tr> <td>DEVELOPMENT PERMIT</td> <td>2/27/2014</td> </tr> </table>		NO. REVISIONS	DATE	ISSUED FOR:		OF RECORD SUBMISSION	REVISION	ADVISORY DESIGN PANEL RESPONSE	1/27/2014	ADVISORY DESIGN PANEL	2/27/2014	DEVELOPMENT PERMIT	2/27/2014	DEVELOPMENT PERMIT	2/27/2014	DEVELOPMENT PERMIT	2/27/2014	DEVELOPMENT PERMIT	2/27/2014
NO. REVISIONS	DATE																		
ISSUED FOR:																			
OF RECORD SUBMISSION	REVISION																		
ADVISORY DESIGN PANEL RESPONSE	1/27/2014																		
ADVISORY DESIGN PANEL	2/27/2014																		
DEVELOPMENT PERMIT	2/27/2014																		
DEVELOPMENT PERMIT	2/27/2014																		
DEVELOPMENT PERMIT	2/27/2014																		
DEVELOPMENT PERMIT	2/27/2014																		
CHRIS DIKEAKOS ARCHITECTS INC. 7 814 811 1111 1 800 865 8655 1 800 865 8655 7 814 811 1111 1 800 865 8655 1 800 865 8655																			
PROJECT: RESIDENTIAL - COMMERCIAL DEVELOPMENT 1038-1212 PANDORA AVENUE, VICTORIA, BC																			
OWNER: BlueSky PROPERTIES																			
CONSULTANT:																			
DRAWN BY: J. L. L.	SEAL:																		
CHECKED BY: J. L. L.	SCALE:																		
FILE NO. 100	DATE: JAN 20, 2015																		
SHEET TITLE: SITE PHOTOS																			
DRAWING NO.: A003	REV:																		



Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

KEY PLAN

SCALE: N/A

NOTES

DATE	DATE
REVISIONS:	
ISSUED FOR:	
OF RECORD SUBMISSION	06/02/15
ADVISORY COMMITTEE RESPONSE	1/28/2014
ADVISORY COMMITTEE RESPONSE	06/20/14
DEVELOPMENT PERMIT	06/04/14
DEVELOPMENT PERMIT	06/04/14
DEVELOPMENT PERMIT	06/04/14



CHRIS DIKEAKOS
ARCHITECTS INC.

7 250 251 3000 | 10-1000 VICTORIA | info@chrisdikeakos.com
P 250 251 3000 | 10-1000 VICTORIA | info@chrisdikeakos.com

DISCLAIMER: THIS DOCUMENT IS FOR USE ON THE PROJECT ONLY. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

PROJECT:

RESIDENTIAL - COMMERCIAL
DEVELOPMENT
1000-1012 PANDORA AVENUE,
VICTORIA, BC

BlueSky
PROPERTIES

CONSULTANT:

DESIGNED BY: Author	SCALE:
CHECKED BY: Checker	
SCALE:	
PROJ NO: 1000	
DATE: June 04, 2015	

SHEET TITLE:
**PERSPECTIVE -
CORNER OF PANDORA
AVE. & VANCOUVER
ST.**

DRAWING NO.:	REV.
A004	



Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

KEY PLAN

SCALE: NTS

NOTES

NO. REVISED	DATE
REVISIONS:	
ISSUED FOR:	
OF RECORDS SUBMISSION	08/08/2014
CONCEPT DESIGN PUBLIC RESPONSE	12/02/2014
ADVISORY DESIGN PANEL	20/03/2014
DEVELOPMENT PERMIT	14/05/2014
DESIGNED BY ARCHITECT	08/08/2014
PUBLIC MEETING	
DEVELOPMENT PERMIT	
RECEIVED BY SUBMITTER	

CDN
CHRIS DIKEAKOS
ARCHITECTS INC.

T 250.381.2800 | 10-3888 HERRING ST | VICTORIA BC V8N 4C1
F 250.381.2800 | 10-3888 HERRING ST | VICTORIA BC V8N 4C1

CONTRACT NUMBER:
PROJECT NUMBER: 10-3888 HERRING ST
PROJECT NAME: 10-3888 HERRING ST
PROJECT ADDRESS: 10-3888 HERRING ST
PROJECT CITY: VICTORIA BC

PROJECT:
RESIDENTIAL - COMMERCIAL
DEVELOPMENT
1000-1513 PANDORA AVENUE
VICTORIA, BC

BlueSky
PROPERTIES

COMMENTS:

DESIGNED BY:	DATE:
CHECKED BY:	
SCALE:	
PROJECT NO.:	
DATE:	

SHEET TITLE:

PERSPECTIVE -
CORNER OF MASON
ST. & FRANKLIN AVE.

DRAWING NO.:	REV.:
A005	



Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

KEY PLAN					
SCALE: N.T.S.					
NOTES					
REVISIONS:	DATE				
ISSUED FOR:					
UP RECORDING SUBMISSION	08/07/2014				
ADVISORY DESIGN PANEL RESPONSE	14/07/2014				
ADVISORY DESIGN PANEL	20/07/2014				
DEVELOPMENT PERMIT	01/08/2014				
DEVELOPMENT PERMIT	01/08/2014				
PLANNING MEETING	01/08/2014				
DEVELOPMENT PERMIT	01/08/2014				
DEVELOPMENT PERMIT	01/08/2014				
 CHRIS DIKEAKOS ARCHITECTS INC. <small>1000-1012 PANDORA AVENUE, VICTORIA, BC V8M 4K8 TEL: 250-383-1111 FAX: 250-383-1112</small>					
<small>DESIGNER'S RESPONSIBILITY: The Designer warrants to the City that the design is based on the information provided by the client and is not intended to be a final design. The Designer is not responsible for any errors or omissions in the design or for any consequences arising from the use of the design.</small>					
PROJECT: RESIDENTIAL - COMMERCIAL DEVELOPMENT, 1000-1012 PANDORA AVENUE, VICTORIA, BC.					
OWNER:  BlueSky PROPERTIES					
CONSULTANT:					
DRAWING BY: Author CHECKED BY: Study SCALE: PROJ. NO.: 1000 DATE: ALPH 10/15	REV.: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRAWING NO.:</td> <td style="width: 50%;">REV.</td> </tr> <tr> <td>A006</td> <td> </td> </tr> </table>	DRAWING NO.:	REV.	A006	
DRAWING NO.:	REV.				
A006					
SHEET TITLE: PERSPECTIVE - LEVEL 2 COURTYARD					

B.C. LAND SURVEYOR'S SITE PLAN OF:

LOT 1 AND LOT 2, SUBURBAN LOT 15, VICTORIA CITY, PLAN 22437,
EXCEPT PORTION OF LOT 2 IN PARCEL A 100 C70855, PLAN 29435)

SCALE = 1:400



1" = 40' (1:400)

LEGEND

Locations are graduated based on the City of Victoria
Integrated Survey Network 10-60A (Scale: 1:25,000)

Grade spot and taken at the spot shown in
guide state of a curb line are in gutter.

Tree names and symbols representative to state
where tree location is critical, tree species
and canopy should be confirmed by qualified arborist.

- SP 1 - denotes Utility Pole
- SP 2 - denotes Utility Pole with Transformer
- SP 3 - denotes Utility Pole with Light
- SP 4 - denotes Utility Pole with Light
- SP 5 - denotes Utility Pole with Light
- SP 6 - denotes Utility Pole with Light
- SP 7 - denotes Utility Pole with Light
- SP 8 - denotes Utility Pole with Light
- SP 9 - denotes Utility Pole with Light
- SP 10 - denotes Utility Pole with Light
- SP 11 - denotes Utility Pole with Light
- SP 12 - denotes Utility Pole with Light
- SP 13 - denotes Utility Pole with Light
- SP 14 - denotes Utility Pole with Light
- SP 15 - denotes Utility Pole with Light
- SP 16 - denotes Utility Pole with Light
- SP 17 - denotes Utility Pole with Light
- SP 18 - denotes Utility Pole with Light
- SP 19 - denotes Utility Pole with Light
- SP 20 - denotes Utility Pole with Light
- SP 21 - denotes Utility Pole with Light
- SP 22 - denotes Utility Pole with Light
- SP 23 - denotes Utility Pole with Light
- SP 24 - denotes Utility Pole with Light
- SP 25 - denotes Utility Pole with Light
- SP 26 - denotes Utility Pole with Light
- SP 27 - denotes Utility Pole with Light
- SP 28 - denotes Utility Pole with Light
- SP 29 - denotes Utility Pole with Light
- SP 30 - denotes Utility Pole with Light
- SP 31 - denotes Utility Pole with Light
- SP 32 - denotes Utility Pole with Light
- SP 33 - denotes Utility Pole with Light
- SP 34 - denotes Utility Pole with Light
- SP 35 - denotes Utility Pole with Light
- SP 36 - denotes Utility Pole with Light
- SP 37 - denotes Utility Pole with Light
- SP 38 - denotes Utility Pole with Light
- SP 39 - denotes Utility Pole with Light
- SP 40 - denotes Utility Pole with Light
- SP 41 - denotes Utility Pole with Light
- SP 42 - denotes Utility Pole with Light
- SP 43 - denotes Utility Pole with Light
- SP 44 - denotes Utility Pole with Light
- SP 45 - denotes Utility Pole with Light
- SP 46 - denotes Utility Pole with Light
- SP 47 - denotes Utility Pole with Light
- SP 48 - denotes Utility Pole with Light
- SP 49 - denotes Utility Pole with Light
- SP 50 - denotes Utility Pole with Light
- SP 51 - denotes Utility Pole with Light
- SP 52 - denotes Utility Pole with Light
- SP 53 - denotes Utility Pole with Light
- SP 54 - denotes Utility Pole with Light
- SP 55 - denotes Utility Pole with Light
- SP 56 - denotes Utility Pole with Light
- SP 57 - denotes Utility Pole with Light
- SP 58 - denotes Utility Pole with Light
- SP 59 - denotes Utility Pole with Light
- SP 60 - denotes Utility Pole with Light
- SP 61 - denotes Utility Pole with Light
- SP 62 - denotes Utility Pole with Light
- SP 63 - denotes Utility Pole with Light
- SP 64 - denotes Utility Pole with Light
- SP 65 - denotes Utility Pole with Light
- SP 66 - denotes Utility Pole with Light
- SP 67 - denotes Utility Pole with Light
- SP 68 - denotes Utility Pole with Light
- SP 69 - denotes Utility Pole with Light
- SP 70 - denotes Utility Pole with Light
- SP 71 - denotes Utility Pole with Light
- SP 72 - denotes Utility Pole with Light
- SP 73 - denotes Utility Pole with Light
- SP 74 - denotes Utility Pole with Light
- SP 75 - denotes Utility Pole with Light
- SP 76 - denotes Utility Pole with Light
- SP 77 - denotes Utility Pole with Light
- SP 78 - denotes Utility Pole with Light
- SP 79 - denotes Utility Pole with Light
- SP 80 - denotes Utility Pole with Light
- SP 81 - denotes Utility Pole with Light
- SP 82 - denotes Utility Pole with Light
- SP 83 - denotes Utility Pole with Light
- SP 84 - denotes Utility Pole with Light
- SP 85 - denotes Utility Pole with Light
- SP 86 - denotes Utility Pole with Light
- SP 87 - denotes Utility Pole with Light
- SP 88 - denotes Utility Pole with Light
- SP 89 - denotes Utility Pole with Light
- SP 90 - denotes Utility Pole with Light
- SP 91 - denotes Utility Pole with Light
- SP 92 - denotes Utility Pole with Light
- SP 93 - denotes Utility Pole with Light
- SP 94 - denotes Utility Pole with Light
- SP 95 - denotes Utility Pole with Light
- SP 96 - denotes Utility Pole with Light
- SP 97 - denotes Utility Pole with Light
- SP 98 - denotes Utility Pole with Light
- SP 99 - denotes Utility Pole with Light
- SP 100 - denotes Utility Pole with Light

TOTAL SITE AREA

7913.6 sq ft
85181.3 sq ft

MUNICIPALITY

Victoria

ZONING

CA-1 (Lot 1)
R-2 (Lot 2)

PID No.

003-241-025 (Lot 1)
003-240-487 (Lot 2)

TREE SCHEDULE:

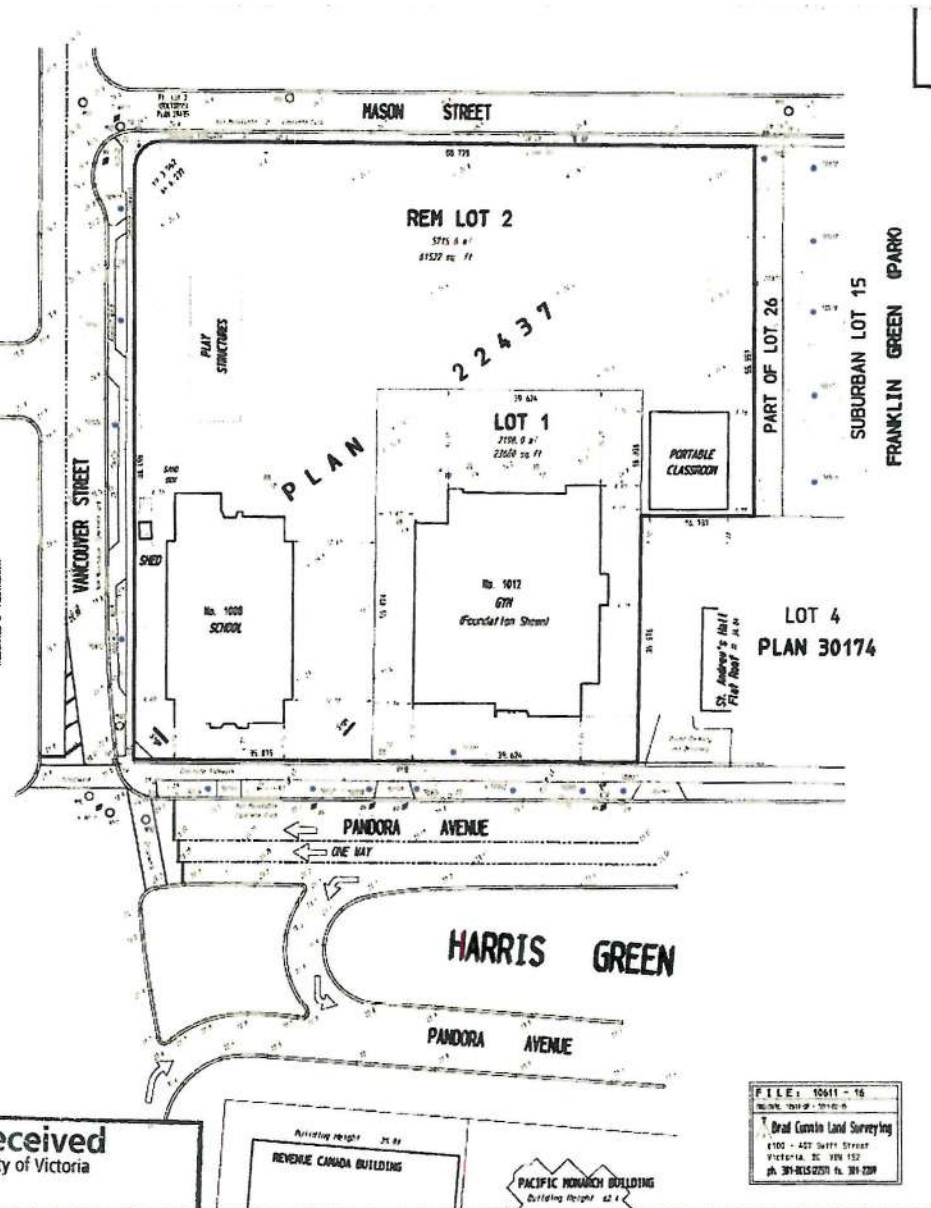
TREE No.	SPECIES	Diameter (in)	Height (ft)
T0001	JAC	8.25	6.00
T0002	JAC	8.25	6.00
T0003	JAC	8.25	6.00
T0004	JAC	8.25	6.00
T0005	JAC	8.25	6.00
T0006	JAC	8.25	6.00
T0007	JAC	8.25	6.00
T0008	JAC	8.25	6.00
T0009	JAC	8.25	6.00
T0010	JAC	8.25	6.00
T0011	JAC	8.25	6.00
T0012	JAC	8.25	6.00
T0013	JAC	8.25	6.00
T0014	JAC	8.25	6.00
T0015	JAC	8.25	6.00
T0016	JAC	8.25	6.00
T0017	JAC	8.25	6.00
T0018	JAC	8.25	6.00
T0019	JAC	8.25	6.00
T0020	JAC	8.25	6.00
T0021	JAC	8.25	6.00
T0022	JAC	8.25	6.00
T0023	JAC	8.25	6.00
T0024	JAC	8.25	6.00
T0025	JAC	8.25	6.00
T0026	JAC	8.25	6.00
T0027	JAC	8.25	6.00
T0028	JAC	8.25	6.00
T0029	JAC	8.25	6.00
T0030	JAC	8.25	6.00
T0031	JAC	8.25	6.00
T0032	JAC	8.25	6.00
T0033	JAC	8.25	6.00
T0034	JAC	8.25	6.00
T0035	JAC	8.25	6.00
T0036	JAC	8.25	6.00
T0037	JAC	8.25	6.00
T0038	JAC	8.25	6.00
T0039	JAC	8.25	6.00
T0040	JAC	8.25	6.00
T0041	JAC	8.25	6.00
T0042	JAC	8.25	6.00
T0043	JAC	8.25	6.00
T0044	JAC	8.25	6.00
T0045	JAC	8.25	6.00
T0046	JAC	8.25	6.00
T0047	JAC	8.25	6.00
T0048	JAC	8.25	6.00
T0049	JAC	8.25	6.00
T0050	JAC	8.25	6.00
T0051	JAC	8.25	6.00
T0052	JAC	8.25	6.00
T0053	JAC	8.25	6.00
T0054	JAC	8.25	6.00
T0055	JAC	8.25	6.00
T0056	JAC	8.25	6.00
T0057	JAC	8.25	6.00
T0058	JAC	8.25	6.00
T0059	JAC	8.25	6.00
T0060	JAC	8.25	6.00
T0061	JAC	8.25	6.00
T0062	JAC	8.25	6.00
T0063	JAC	8.25	6.00
T0064	JAC	8.25	6.00
T0065	JAC	8.25	6.00
T0066	JAC	8.25	6.00
T0067	JAC	8.25	6.00
T0068	JAC	8.25	6.00
T0069	JAC	8.25	6.00
T0070	JAC	8.25	6.00
T0071	JAC	8.25	6.00
T0072	JAC	8.25	6.00
T0073	JAC	8.25	6.00
T0074	JAC	8.25	6.00
T0075	JAC	8.25	6.00
T0076	JAC	8.25	6.00
T0077	JAC	8.25	6.00
T0078	JAC	8.25	6.00
T0079	JAC	8.25	6.00
T0080	JAC	8.25	6.00
T0081	JAC	8.25	6.00
T0082	JAC	8.25	6.00
T0083	JAC	8.25	6.00
T0084	JAC	8.25	6.00
T0085	JAC	8.25	6.00
T0086	JAC	8.25	6.00
T0087	JAC	8.25	6.00
T0088	JAC	8.25	6.00
T0089	JAC	8.25	6.00
T0090	JAC	8.25	6.00
T0091	JAC	8.25	6.00
T0092	JAC	8.25	6.00
T0093	JAC	8.25	6.00
T0094	JAC	8.25	6.00
T0095	JAC	8.25	6.00
T0096	JAC	8.25	6.00
T0097	JAC	8.25	6.00
T0098	JAC	8.25	6.00
T0099	JAC	8.25	6.00
T0100	JAC	8.25	6.00

CERTIFIED CORRECT

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division



KEY PLAN
SCALE: N.T.S.
NOTES



NO.	REVISIONS	DATE
1	ISSUED FOR:	
2	FOR RECORDING & SUBMISSION	2015/06/15
3	FOR RECORDING & SUBMISSION	2015/06/15
4	FOR RECORDING & SUBMISSION	2015/06/15
5	FOR RECORDING & SUBMISSION	2015/06/15
6	FOR RECORDING & SUBMISSION	2015/06/15
7	FOR RECORDING & SUBMISSION	2015/06/15
8	FOR RECORDING & SUBMISSION	2015/06/15
9	FOR RECORDING & SUBMISSION	2015/06/15
10	FOR RECORDING & SUBMISSION	2015/06/15

CON
CHRIS DIRLIKAKIS
ARCHITECTS INC.

PROJECT: RESIDENTIAL - COMMERCIAL DEVELOPMENT
1008-1012 PANDORA AVENUE
VICTORIA, BC

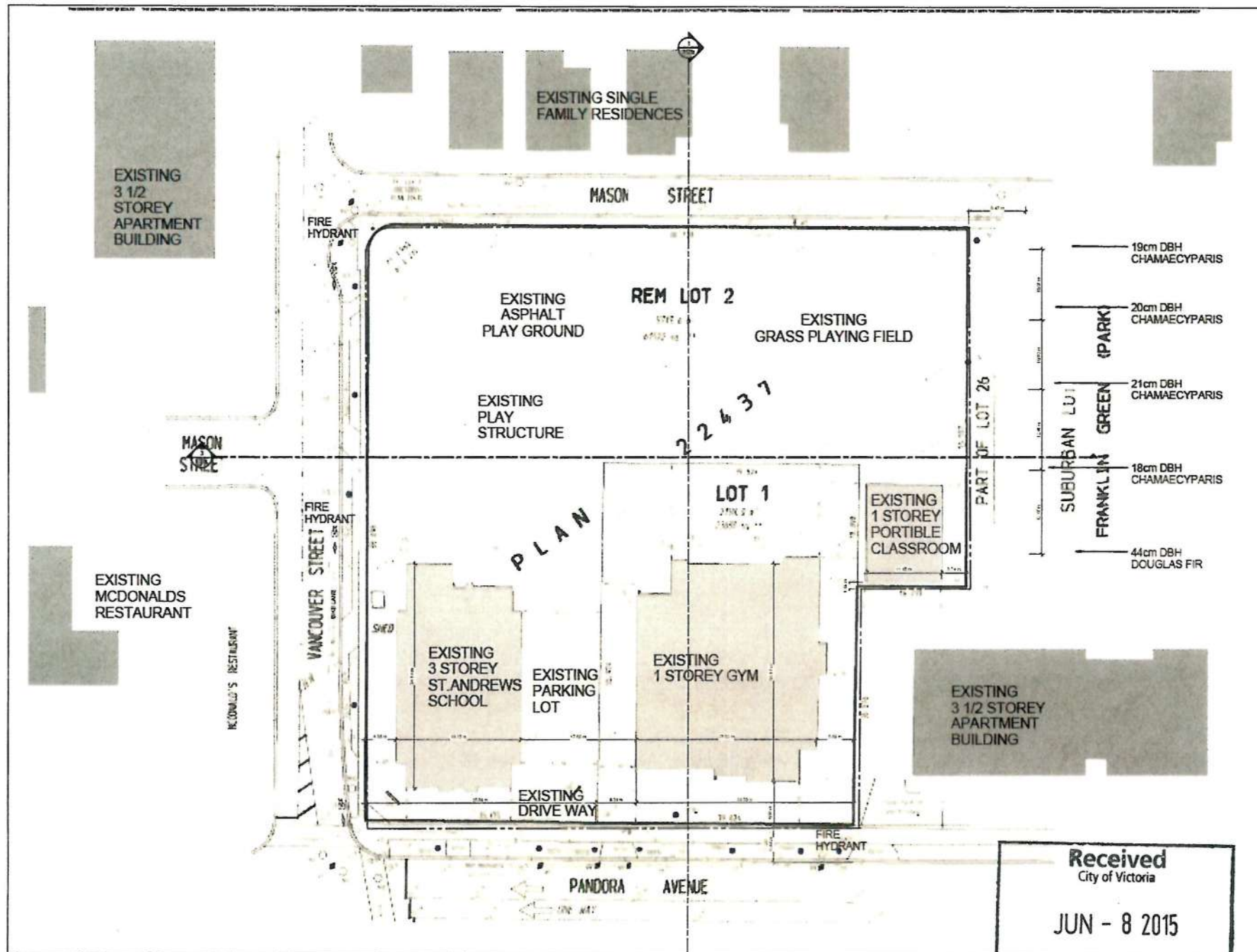
BlueSky
PROPERTIES

CREATED BY	REV.
CREATED BY: Owner	
NAME	
PHONE	
DATE	

SHEET TITLE:
SURVEY

DRAWING NO.	REV.
A101	

FILE: 15011 - 15
DATE: 2015/06/15
1. Brad Currie Land Surveying
1100 - 437 SUTTER STREET
VICTORIA, BC V8W 1S2
PH: 250-625-2271 FL: 301-229



KEY PLAN
SCALE: 1:100
NOTES



REVISIONS:	DATE
ISSUED FOR:	
OF RECORDING IN RESPONSE	
EXHIBIT DESIGN PANEL RESPONSE	
EXHIBIT DESIGN PANEL RESPONSE	
EXHIBIT DESIGN PANEL RESPONSE	
EXHIBIT DESIGN PANEL RESPONSE	
EXHIBIT DESIGN PANEL RESPONSE	
EXHIBIT DESIGN PANEL RESPONSE	
EXHIBIT DESIGN PANEL RESPONSE	
EXHIBIT DESIGN PANEL RESPONSE	

CDN
CHRIS DIKEAKOS
ARCHITECTS INC.
7 BAYVIEW AVE. SUITE 100 SCARBOROUGH, ONTARIO M1S 5B7
TEL: (416) 291-1111 FAX: (416) 291-1112 WWW.CDNARCHITECTS.COM

PROJECT: RESIDENTIAL - COMMERCIAL DEVELOPMENT
100-102 PANDORA AVENUE, VICTORIA, BC

BlueSky
PROPERTIES

CONSULTANT

DATE	BY
DRAWN BY: A102	
CHECKED BY: A102	
SCALE: 1:200	
PROJECT: 100-102 PANDORA AVENUE	
SITE: A102	

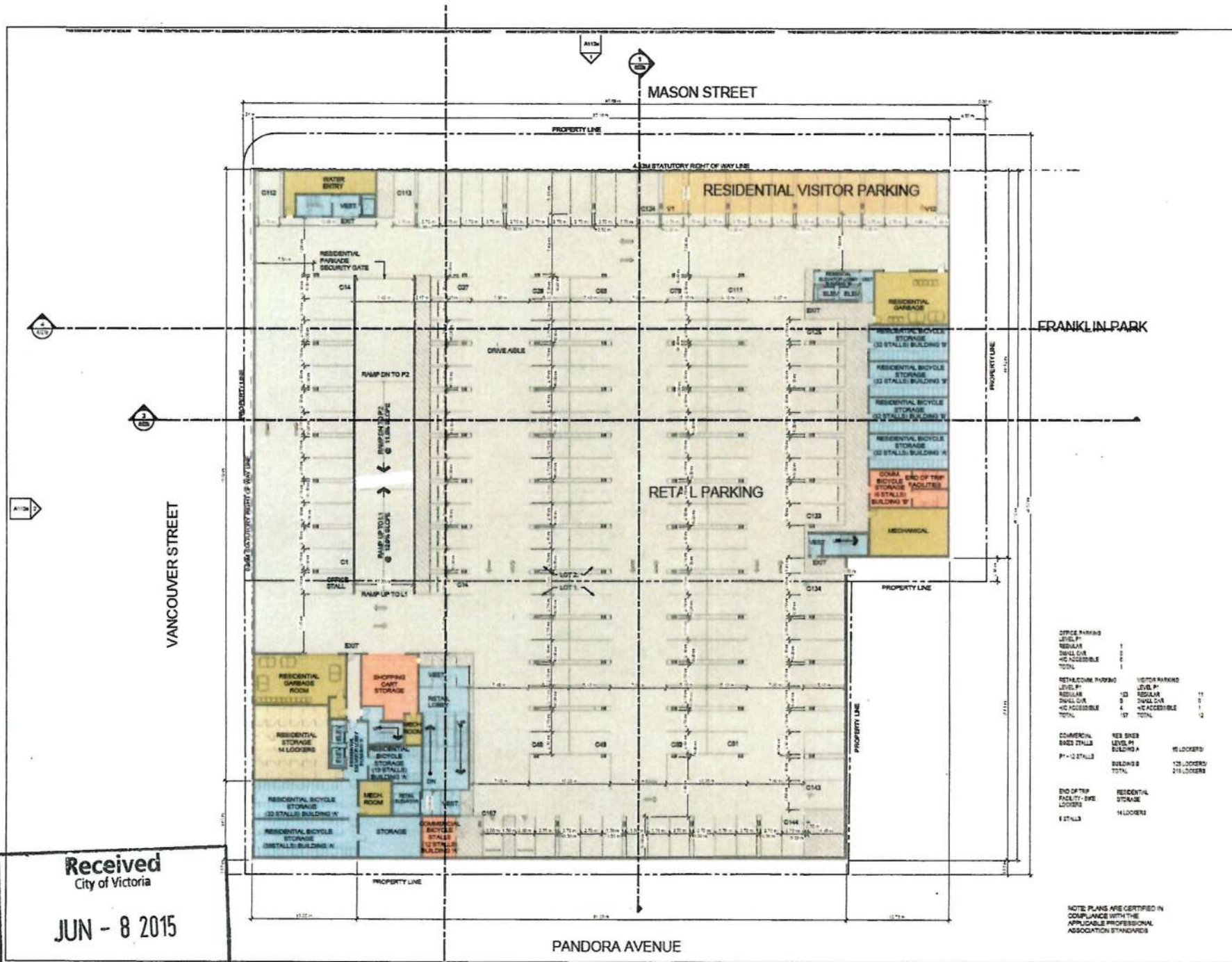
SHEET TITLE:
SITE PLAN OF EXISTING SCHOOL

DRAWING NO.	REV.
A102	

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division



KEY PLAN
SCALE: 1:500
NOTES



NO. REVISED	
REVISIONS:	
ISSUED FOR:	
OF RECORDS SUBMITTAL	201501-01
CONCEPT DESIGN REVIEW RESPONSE	201501-01
CONCEPT DESIGN REVIEW	201501-01
DEVELOPMENT PERMIT	201501-01
DEVELOPMENT PERMIT	201501-01
PLANNING REVIEW	201501-01
DEVELOPMENT PERMIT	201501-01
DEVELOPMENT PERMIT	201501-01



CHRIS DIKRAKOS
ARCHITECTS INC.
100-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL
DEVELOPMENT
100-1012 PANDORA AVENUE, VICTORIA, BC

OWNER: BlueSky Properties
CONSULTANT: BlueSky Properties

PROJECT: RESIDENTIAL - COMMERCIAL
DEVELOPMENT
100-1012 PANDORA AVENUE, VICTORIA, BC

OWNER: BlueSky Properties
CONSULTANT: BlueSky Properties

PROJECT: RESIDENTIAL - COMMERCIAL
DEVELOPMENT
100-1012 PANDORA AVENUE, VICTORIA, BC

OWNER: BlueSky Properties
CONSULTANT: BlueSky Properties

PROJECT: RESIDENTIAL - COMMERCIAL
DEVELOPMENT
100-1012 PANDORA AVENUE, VICTORIA, BC

OWNER: BlueSky Properties
CONSULTANT: BlueSky Properties

PROJECT: RESIDENTIAL - COMMERCIAL
DEVELOPMENT
100-1012 PANDORA AVENUE, VICTORIA, BC

OFFICE PARKING		
LEVEL P1		
REGULAR	1	
SMALL CAR	1	
NO ACCESSIBLE	1	
TOTAL	3	
RETAIL/COMM. PARKING		
LEVEL P1		
REGULAR	10	
SMALL CAR	8	
NO ACCESSIBLE	4	
TOTAL	22	
COMMERCIAL		
LEVEL P1		
REGULAR	10	
SMALL CAR	8	
NO ACCESSIBLE	4	
TOTAL	22	
RESIDENTIAL		
LEVEL P1		
REGULAR	10	
SMALL CAR	8	
NO ACCESSIBLE	4	
TOTAL	22	

NOTE: PLANS ARE CERTIFIED IN COMPLIANCE WITH THE APPLICABLE PROFESSIONAL ASSOCIATION STANDARDS

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division



FIRE COMPARTMENT AREAS

LEVEL	SOUTH / WEST	NORTH / WEST	SOUTH / EAST	BUILDING 'B'
L6	960.0 SF		507.0 SF	
L5	11047.55 SF	8629.6 SF	552.6 SF	
L4	11047.55 SF	4395.2 SF	552.6 SF	
L3	11047.55 SF	4395.2 SF	4845.1 SF	14000 SF
L2	11047.55 SF	4395.2 SF	7562.5 SF	43963.3 SF
L1A				1327.5 SF
L1				1327.5 SF
TOTAL	42802.6 SF	24915.2 SF	23966.3 SF	42973.3 SF

KEY PLAN
SCALE: N.T.S.
NOTES



NO. REVISED	DATE
1	2015-06-10
2	2015-06-10
3	2015-06-10
4	2015-06-10
5	2015-06-10
6	2015-06-10
7	2015-06-10
8	2015-06-10
9	2015-06-10
10	2015-06-10



CHRIS DIKEAKOS ARCHITECTS INC.

7 BAY ST. 2ND FL. VANCOUVER, BC V6B 1A1

TEL: (604) 681-1111 FAX: (604) 681-1112

WWW.CHRISSDIKEAKOS.COM

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

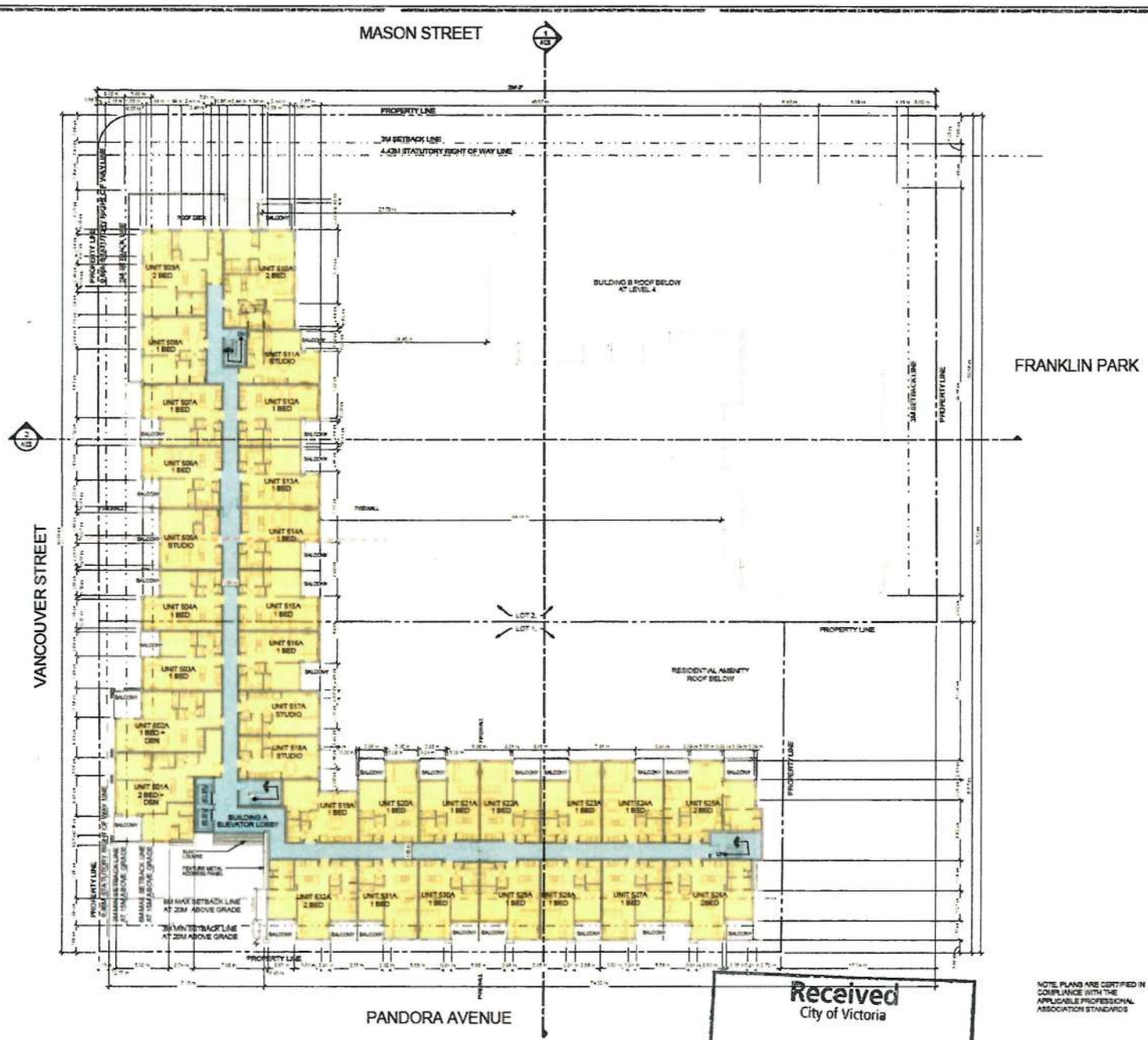
DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

PROJECT: RESIDENTIAL - COMMERCIAL

DEVELOPMENT: 1008-1012 PANDORA AVENUE, VICTORIA, BC

NOTE: PLANS ARE CERTIFIED IN COMPLIANCE WITH THE APPLICABLE PROFESSIONAL ASSOCIATION STANDARDS

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division



KEY PLAN
SCALES
NOTES



REVISIONS:	DATE
ISSUED FOR:	
OF RECORD & AMENDMENT	
ARCHITECTURAL RESPONSE	
DEVELOPMENT PERMIT	
DEVELOPMENT PERMIT	
DEVELOPMENT PERMIT	
DEVELOPMENT PERMIT	
DEVELOPMENT PERMIT	

CDN
CHRIS DIKLAKOS
ARCHITECTS INC.

RESIDENTIAL - COMMERCIAL
DEVELOPMENT
1000-1512 PANDORA AVENUE,
VICTORIA, BC

BlueSky
PROPERTIES

CONSULTANT

DRAWN BY: ALAN
CHECKED BY: OWNER
SCALE: 1/32
PLotted: PAK
DATE: JAN 29, 2015

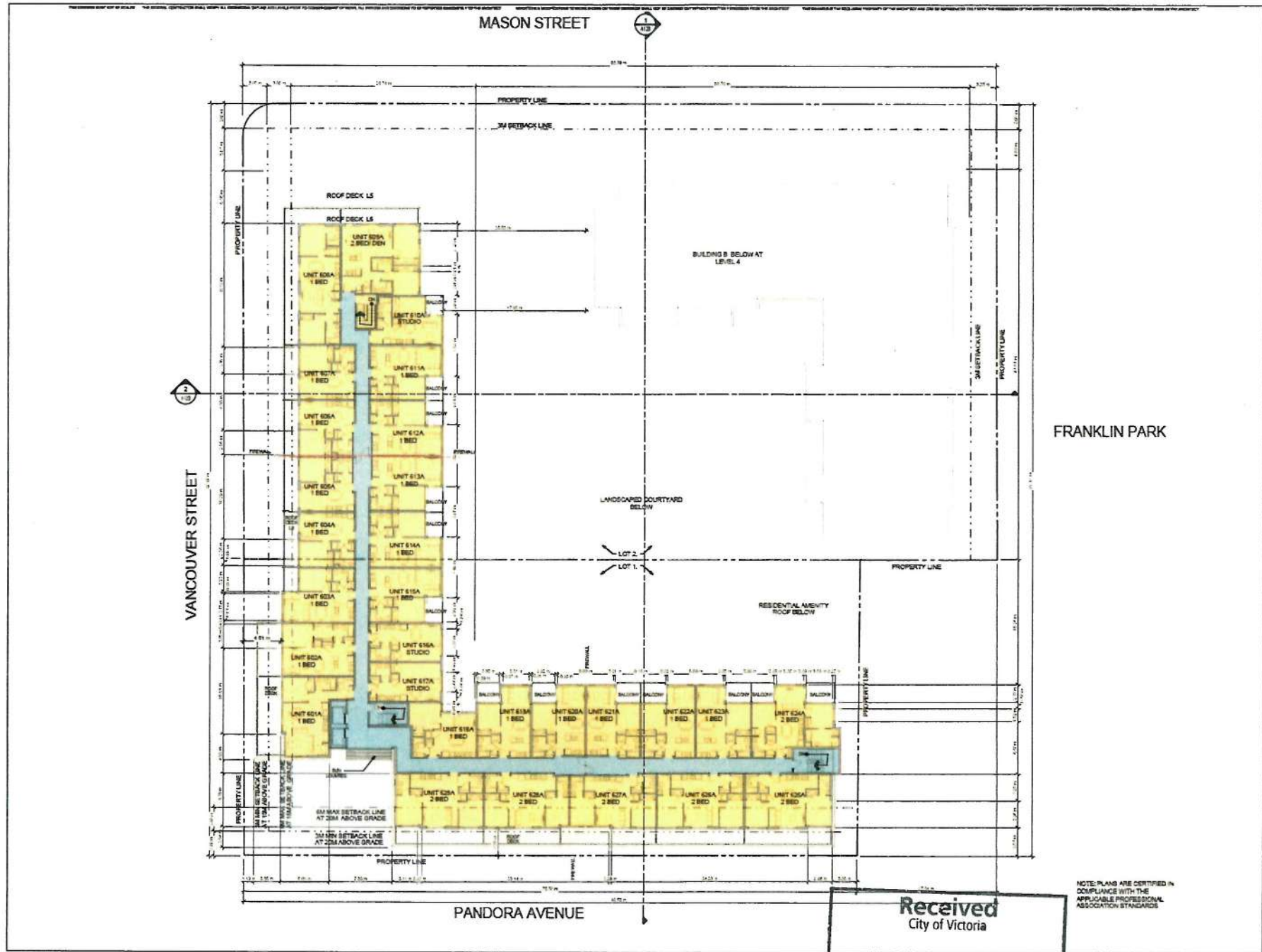
SHEET TITLE:
LEVEL 5

DRAWING NO.:
A111

REV.

NOTE: PLANS ARE CERTIFIED IN
COMPLIANCE WITH THE
APPLICABLE PROFESSIONAL
ASSOCIATION STANDARDS

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division



KEY PLAN	
SCALE: N/A	
NOTES	
<div></div>	



CHRIS DIKEAKOS
ARCHITECTS INC.

7 814 381 1000 / 1 800 361 0000 / 1 800 361 0000
7 814 381 1000 / 1 800 361 0000 / 1 800 361 0000

PROJECT: RESIDENTIAL - COMMERCIAL DEVELOPMENT
1000-1012 PANDORA AVENUE, VICTORIA, BC

OWNER: BlueSky PROPERTIES

CONSULTANT:

DESIGNED BY: [Name]

CHECKED BY: [Name]

SCALE: 1:200

PLANNED BY: [Name]

DATE: JAN 26, 2015

SHEET TITLE: LEVEL 6

DRAWING NO.: A112

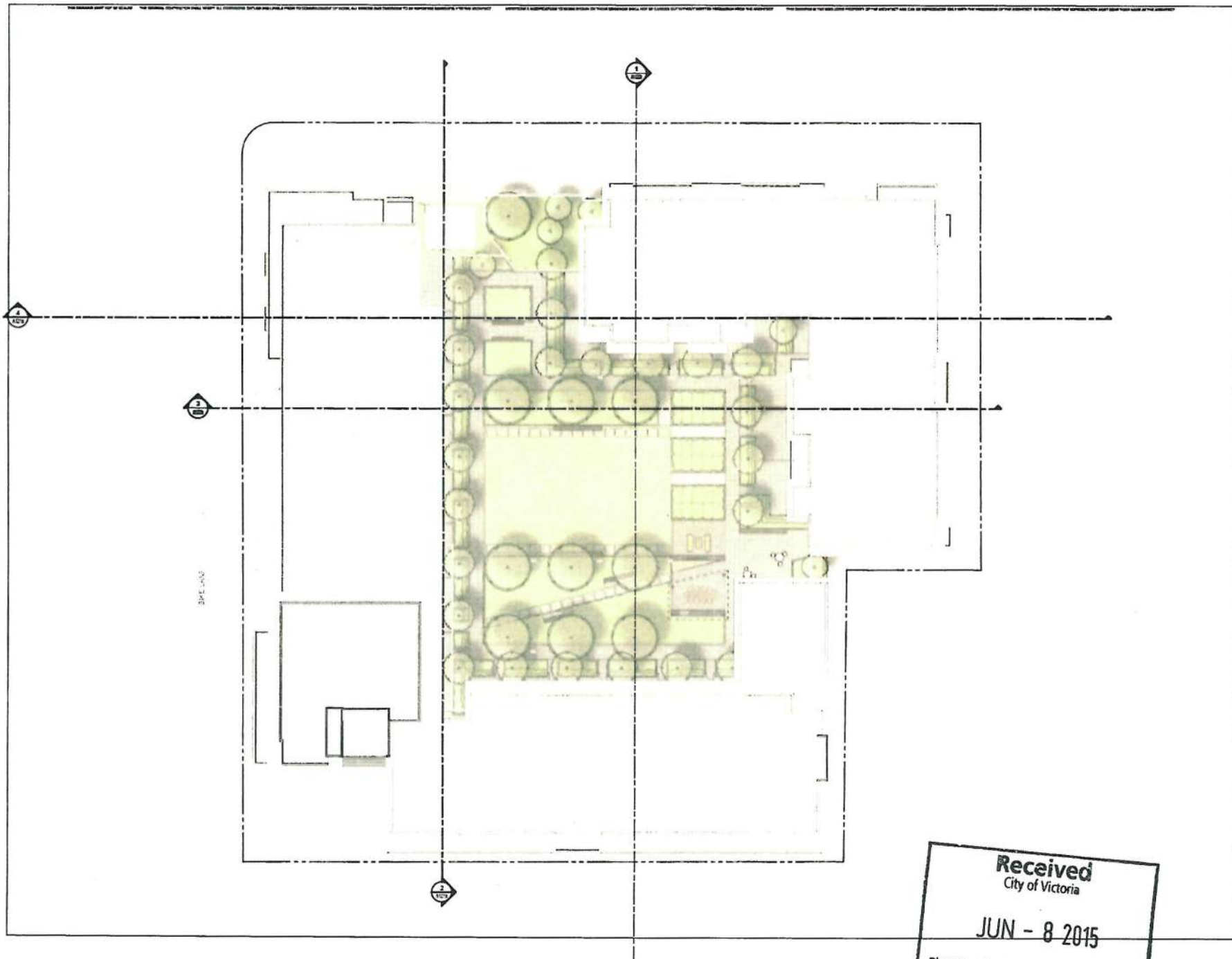
REV.

NOTE: PLANS ARE CERTIFIED IN COMPLIANCE WITH THE APPLICABLE PROFESSIONAL ASSOCIATION STANDARDS

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division



Received
City of Victoria

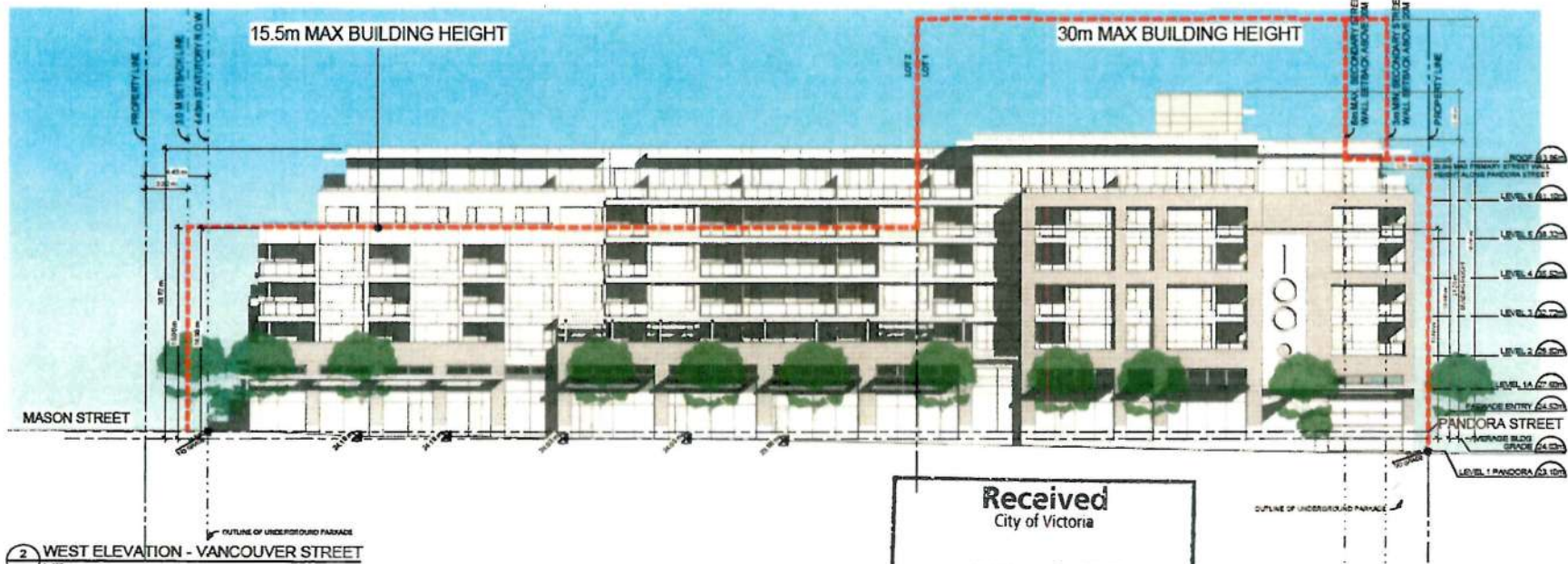
JUN - 8 2015

Planning & Development Department
Development Services Division

KEY PLAN																					
SCALE: N.T.S.																					
NOTES:																					
<table border="1"> <tr> <td>NO. REVISED</td> <td>DATE</td> </tr> <tr> <td>ISSUED FOR:</td> <td></td> </tr> <tr> <td>OF RECORD SUBMISSION</td> <td>ISSUED FOR</td> </tr> <tr> <td>ADVISORY DESIGN PANEL RESPONSE</td> <td>ISSUED FOR</td> </tr> <tr> <td>ADVISORY DESIGN PANEL</td> <td>ISSUED FOR</td> </tr> <tr> <td>DEVELOPMENT PERMIT</td> <td>ISSUED FOR</td> </tr> <tr> <td>DEVELOPMENT PERMIT</td> <td>ISSUED FOR</td> </tr> <tr> <td>PLANNING REVIEW</td> <td>ISSUED FOR</td> </tr> <tr> <td>DEVELOPMENT PERMIT</td> <td>ISSUED FOR</td> </tr> <tr> <td>DEVELOPMENT PERMIT</td> <td>ISSUED FOR</td> </tr> </table>		NO. REVISED	DATE	ISSUED FOR:		OF RECORD SUBMISSION	ISSUED FOR	ADVISORY DESIGN PANEL RESPONSE	ISSUED FOR	ADVISORY DESIGN PANEL	ISSUED FOR	DEVELOPMENT PERMIT	ISSUED FOR	DEVELOPMENT PERMIT	ISSUED FOR	PLANNING REVIEW	ISSUED FOR	DEVELOPMENT PERMIT	ISSUED FOR	DEVELOPMENT PERMIT	ISSUED FOR
NO. REVISED	DATE																				
ISSUED FOR:																					
OF RECORD SUBMISSION	ISSUED FOR																				
ADVISORY DESIGN PANEL RESPONSE	ISSUED FOR																				
ADVISORY DESIGN PANEL	ISSUED FOR																				
DEVELOPMENT PERMIT	ISSUED FOR																				
DEVELOPMENT PERMIT	ISSUED FOR																				
PLANNING REVIEW	ISSUED FOR																				
DEVELOPMENT PERMIT	ISSUED FOR																				
DEVELOPMENT PERMIT	ISSUED FOR																				
 CHRIS DIKLAKOS ARCHITECTS INC. 704 BAY ST. SUITE 200 VICTORIA, BC V8W 2G2 250.683.1234																					
TOP-LEVEL ROOF PLAN PROJECT: 1000 BAY ST. SUITE 200 PROJECT: 1000 BAY ST. SUITE 200 PROJECT: 1000 BAY ST. SUITE 200 PROJECT: 1000 BAY ST. SUITE 200																					
BlueSky PROPERTIES																					
CONSULTANT:																					
DESIGNER:	CHECKED BY:																				
SCALE: 1/8" = 1'-0"	DATE:																				
SHEET TITLE:																					
ROOF PLAN																					
DRAWING NO.:	REV.																				
A112a																					



1 SOUTH ELEVATION - PANDORA STREET



2 WEST ELEVATION - VANCOUVER STREET

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

MATERIALS LEGEND

- 1 PAINTED CONCRETE
- 2 BRICK
- 3 GLAZING
- 4 VINYL WINDOW FRAME
- 5 CLEAR GLASS
- 6 SPANDREL GLASS
- 7 METAL PANEL
- 8 METAL WINDOW FRAME
- 9 ALUMINUM
- 10 ALUMINUM & GLASS GUARDRAIL
- 11 METAL GUARDRAIL
- 12 CORRUGATED METAL
- 13 CORRUGATED METAL CANOPY METAL PANEL

ELEVATION

- 10 HARDY PANEL
- 11 GLASS WINDOW
- 12 CORRUGATED METAL
- 13 CORRUGATED METAL CANOPY METAL PANEL

NO. REVISION	DATE
1	1/1/2015
2	1/1/2015
3	1/1/2015
4	1/1/2015
5	1/1/2015
6	1/1/2015
7	1/1/2015
8	1/1/2015
9	1/1/2015
10	1/1/2015
11	1/1/2015
12	1/1/2015
13	1/1/2015
14	1/1/2015
15	1/1/2015
16	1/1/2015
17	1/1/2015
18	1/1/2015
19	1/1/2015
20	1/1/2015
21	1/1/2015
22	1/1/2015
23	1/1/2015
24	1/1/2015
25	1/1/2015
26	1/1/2015
27	1/1/2015
28	1/1/2015
29	1/1/2015
30	1/1/2015
31	1/1/2015
32	1/1/2015
33	1/1/2015
34	1/1/2015
35	1/1/2015
36	1/1/2015
37	1/1/2015
38	1/1/2015
39	1/1/2015
40	1/1/2015
41	1/1/2015
42	1/1/2015
43	1/1/2015
44	1/1/2015
45	1/1/2015
46	1/1/2015
47	1/1/2015
48	1/1/2015
49	1/1/2015
50	1/1/2015
51	1/1/2015
52	1/1/2015
53	1/1/2015
54	1/1/2015
55	1/1/2015
56	1/1/2015
57	1/1/2015
58	1/1/2015
59	1/1/2015
60	1/1/2015
61	1/1/2015
62	1/1/2015
63	1/1/2015
64	1/1/2015
65	1/1/2015
66	1/1/2015
67	1/1/2015
68	1/1/2015
69	1/1/2015
70	1/1/2015
71	1/1/2015
72	1/1/2015
73	1/1/2015
74	1/1/2015
75	1/1/2015
76	1/1/2015
77	1/1/2015
78	1/1/2015
79	1/1/2015
80	1/1/2015
81	1/1/2015
82	1/1/2015
83	1/1/2015
84	1/1/2015
85	1/1/2015
86	1/1/2015
87	1/1/2015
88	1/1/2015
89	1/1/2015
90	1/1/2015
91	1/1/2015
92	1/1/2015
93	1/1/2015
94	1/1/2015
95	1/1/2015
96	1/1/2015
97	1/1/2015
98	1/1/2015
99	1/1/2015
100	1/1/2015

CDN
CHRIS DIKEAKOS
ARCHITECTS INC.

7 804 301 2001 | 1 800 663 6636 | info@cdnarchitects.com
7 804 301 2001 | 1 800 663 6636 | info@cdnarchitects.com

DESIGNER'S RESPONSIBILITY
I, the undersigned, being a duly qualified and licensed architect, do hereby certify that I am the author of the design of the building shown on this plan, and that I am not aware of any other person being concerned in the design of the building shown on this plan, except as mentioned in the accompanying notes.

PROJECT:
RESIDENTIAL - COMMERCIAL
DEVELOPMENT
1008-1012 PANDORA AVENUE,
VICTORIA, BC

OWNER:
BlueSky
PROPERTIES

CONSULTANT:
DATE: JUNE 2015

SHEET TITLE:
SOUTH WEST
ELEVATIONS

DRAWN BY: Author
CHECKED BY: Owner
SCALE: 1/8" = 1'-0"

PROJECT: P-100
DATE: JUNE 2015

SHEET TITLE:
SOUTH WEST
ELEVATIONS

DRAWING NO.:
A114

REV.

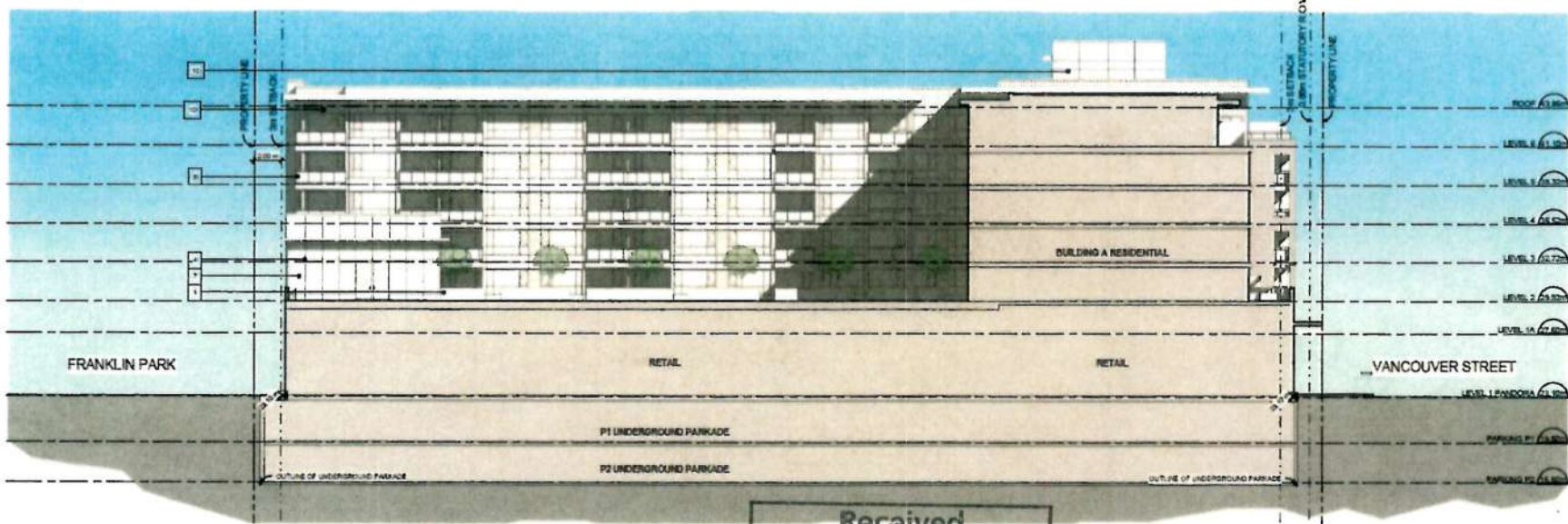
REV.

REV.

REV.



1 INTERIOR COURTYARD ELEVATION (LOOKING WEST)
1:100



2 INTERIOR COURTYARD ELEVATION (LOOKING SOUTH)
1:100

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

MATERIALS LEGEND

- 1 PAINTED CONCRETE
- 2 BRICK
- GLAZING
- 3 VINYL WINDOW FRAME
- 4 CLEAR GLASS
- 5 SPANDREL GLASS
- 6 METAL PANEL
- 7 METAL WINDOW FRAME
- RAILINGS
- 8 ALUMINUM & GLASS GUARDRAIL
- 9 METAL GUARDRAIL
- ELEVATION
- 10 HARDIE PANEL
- 11 GLASS SKYLIGHT
- 12 CORRUGATED METAL
- 13 CANOPY METAL PANEL

REVISIONS:	DATE
ISSUED FOR:	
ADVISORY DESIGN PANEL RESPONSE	14/07/14

CDN
CHRIS DIKEAKOS
ARCHITECTS INC.

7-811-2222 | 250-686-2222 | INFO@CDNARCH.COM
250-686-2222 | 250-686-2222 | INFO@CDNARCH.COM

CLIENT'S REQUEST:
ARCHITECTS DESIGN AND CONSTRUCTION OF THIS PROJECT HAS BEEN REVIEWED AND APPROVED BY THE ARCHITECTURE DEPARTMENT.
THESE ELEVATIONS ARE FOR INFORMATION ONLY. NO OTHER USES ARE PERMITTED.

PROJECT:

BlueSky
PROPERTIES

CONSULTANT:

DRAWN BY: Author	SEAL:
CHECKED BY: Checker	
SCALE: 1:100	
FILE NO: P101	
DATE: APR 29, 2015	

SHEET TITLE:
INTERIOR
COURTYARD
ELEVATIONS

DRAWING NO.:	REV.
A116	



2 WEST VANCOUVER STREET STREETScape



1 WEST VANCOUVER STREET STREETScape CONTEXT

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

KEY PLAN

SCALE: 1:100

NOTES

REVISIONS

ISSUED FOR:

BY: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

REVISION: 10/10/10 10:10:10

BlueSky PROPERTIES

CONSULTANT

OWNER

DESIGNED BY: 10/10/10 10:10:10

CHECKED BY: 10/10/10 10:10:10

SCALE: As Shown

PROJ. NO.: 10/10/10 10:10:10

DATE: 10/10/10 10:10:10

SHEET TITLE:

STREETScape

DRAWING NO.:

A119

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

REV

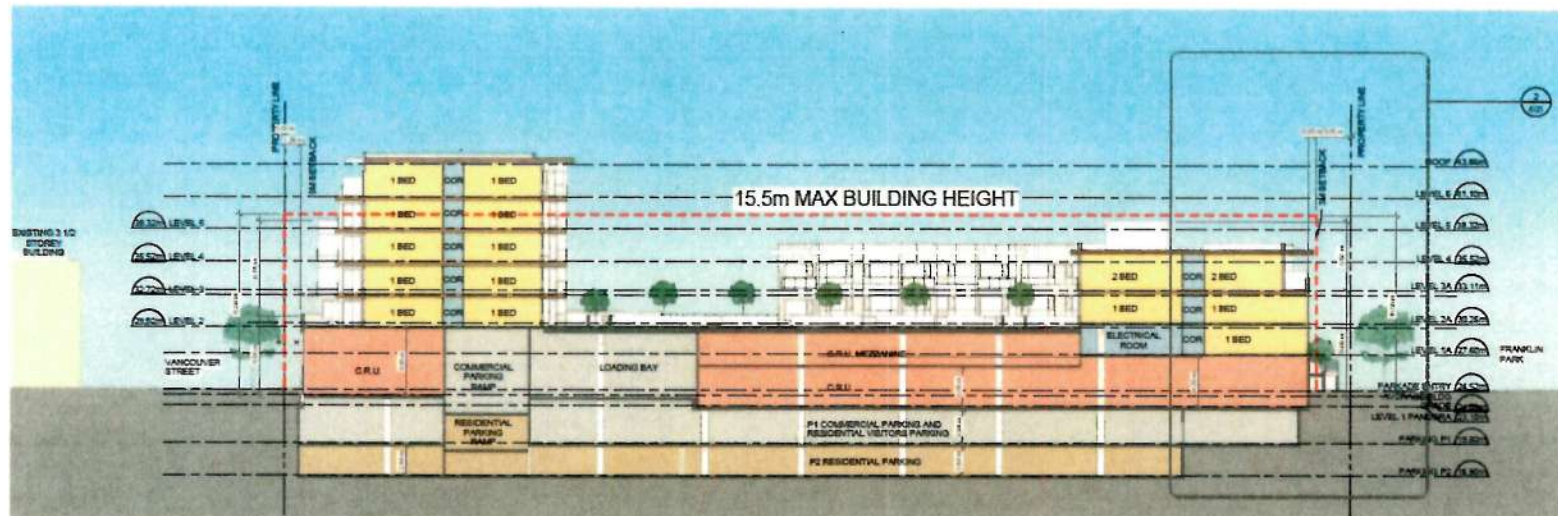
REV

REV

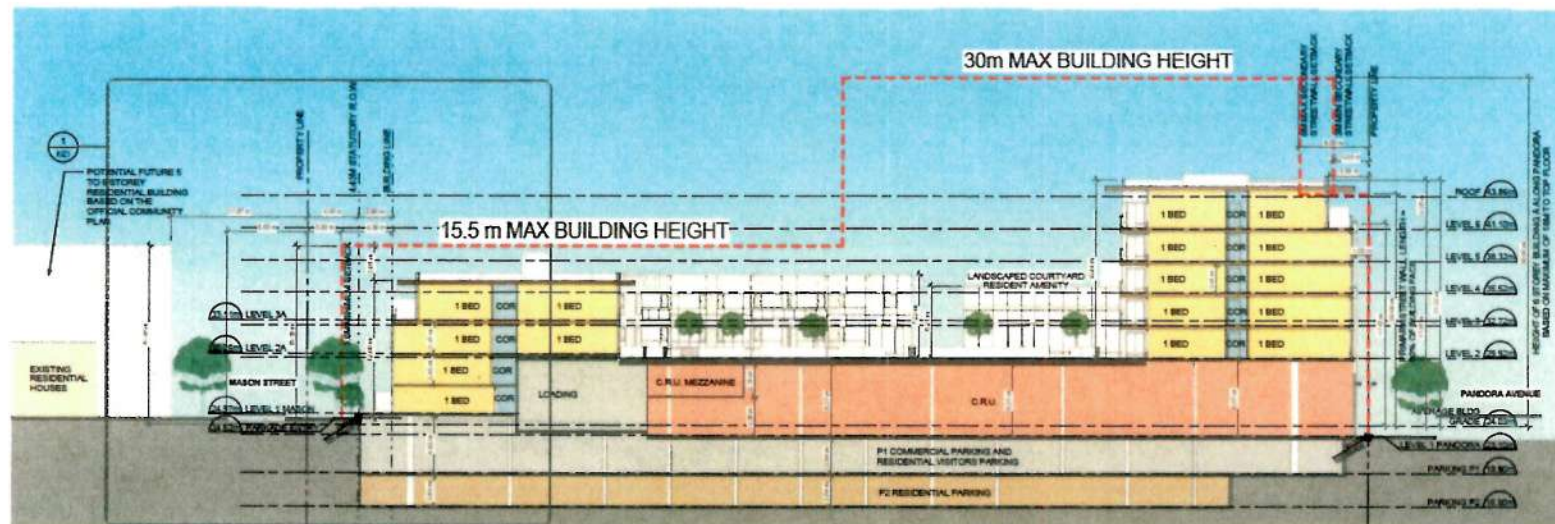
REV

REV

REV



2 BUILDING SECTION 2
A120



1 BUILDING SECTION 1
A120

KEY PLAN

SCALE: 1:500

NOTES

NO. REVISED

REVISIONS:

ISSUED FOR:

OF RECORD SUBMISSION

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

DESIGN: DESIGN PANEL RESPONSE

Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

BlueSky
PROPERTIES

CONSULTANT

DESIGNED BY: Adam

CHECKED BY: Adam

SCALE: 1:500

PROJECT: P-101

DATE: JAN 2015

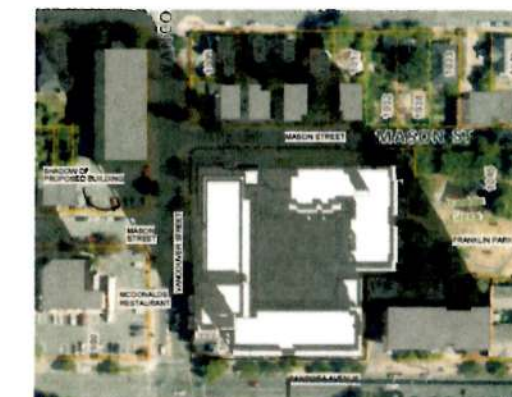
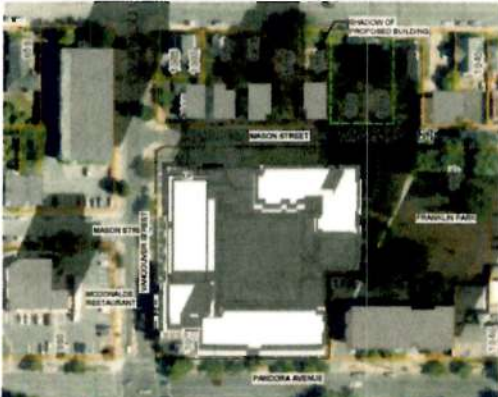
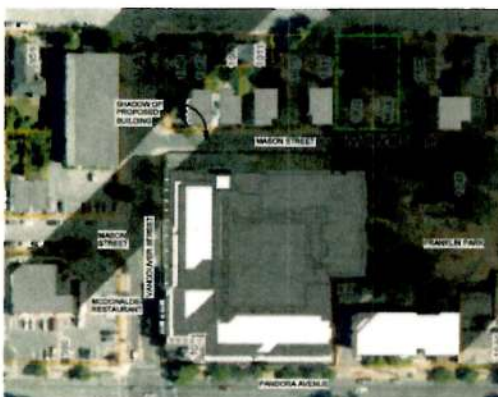
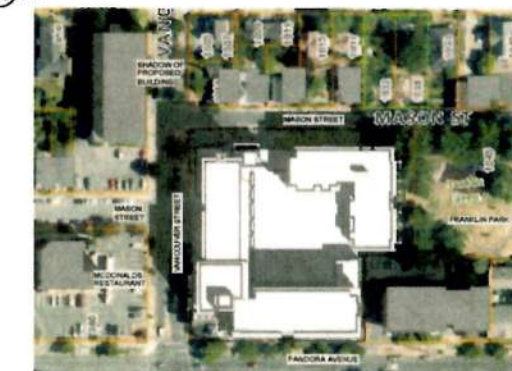
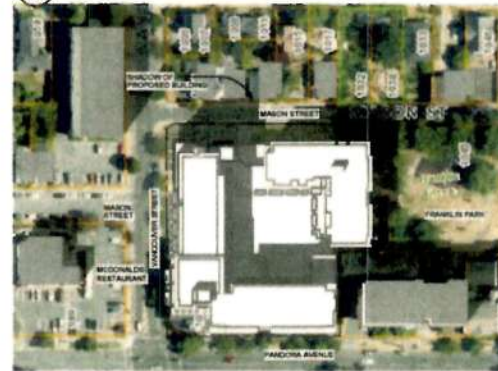
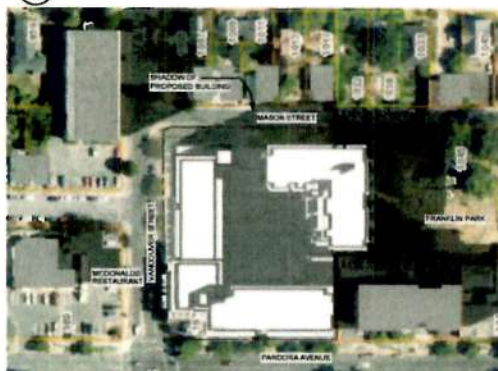
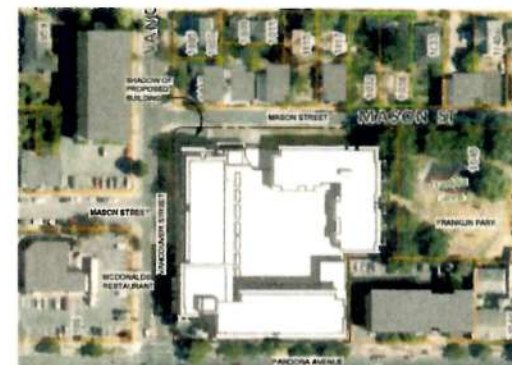
SHEET TITLE:

BUILDING SECTIONS

DRAWING NO.:

A120

REV.



KEY PLAN

SCALE: N.T.S.

NOTES



REV. #	DATE	REVISIONS:	DATE
ISSUED FOR:			
OF RECORDING INFORMATION			
ADVISORY DESIGN PANEL RESPONSE			
ADVISORY DESIGN PANEL			
DEVELOPMENT PERMIT			
SCHEDULING SUBMISSION			
PUBLIC MEETING			
DEVELOPMENT PERMIT			



CHRIS DIKAKOS
ARCHITECTS INC.
TEL: 416-291-1000 FAX: 416-291-1001
WWW.CHRISDIKAKOS.COM

COPYRIGHTED MATERIAL
 ANY REPRODUCTION OF THIS MATERIAL FOR USE IN THE
 PRODUCTION OF A FILM OR VIDEO IS PROHIBITED
 WITHOUT THE WRITTEN PERMISSION
 AND WITHOUT THE REPRODUCTION CREDIT THEREON

RESIDENTIAL - COMMERCIAL

1008-1012 PANDORA AVENUE,
VICTORIA, BC

100

BlueSky

PROPERTIES
CONSULTANT

1000

--	--

Directed by: Author	EEL:
Directed by: Director	

SCALE: 1-1000
FIG. NO.: 1000

DATE: JAN 09, 2018	
SHEET TITLE:	

SHADOW STUDIES

DRAWING NO.:	REV.
--------------	------

A122

--	--	--

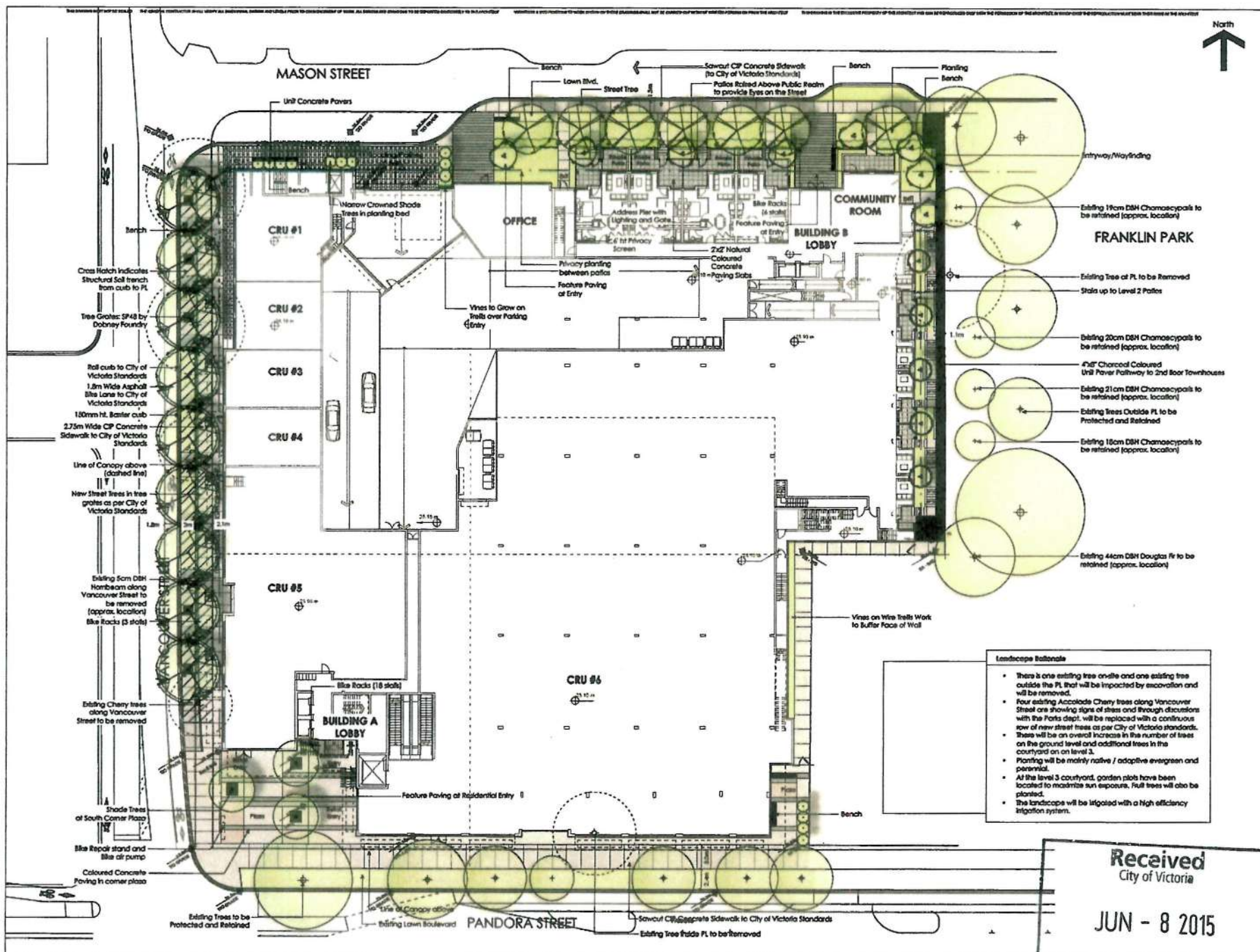
1

t

1

JUN - 8 2015

Planning & Development Department
Development Services Division



KEY PLAN
SCALE: 1:12.5
NOTES:

1. Sawcut CP Concrete Sidewalk to City of Victoria Standards	See 10.2015
2. Existing 19cm DBH Chamaecyparis to be retained (approx. location)	See 10.2015
3. Existing Tree of PL to be Removed	See 10.2015
4. Stairs up to Level 2 Patios	See 10.2015
5. Existing 20cm DBH Chamaecyparis to be retained (approx. location)	See 10.2015
6. 4x8" Charcoal Coloured Unit Paver Pathway to 2nd floor Townhouses	See 10.2015
7. Existing 21cm DBH Chamaecyparis to be retained (approx. location)	See 10.2015
8. Existing Trees Outside PL to be Protected and Retained	See 10.2015
9. Existing 18cm DBH Chamaecyparis to be retained (approx. location)	See 10.2015
10. Existing 44cm DBH Douglas Fir to be retained (approx. location)	See 10.2015

REVISIONS:

ISSUED FOR:	
-------------	--



100 - 1007 West 5th Ave.
Vancouver, BC V6H 1A5
Tel: 604 684 4511
Fax: 604 684 0577
www.chrisdikeakos.com

PROJECT:

FRANKLIN PARK
100 - 1007 West 5th Ave.
Vancouver, BC V6H 1A5



CONSULTANT:

Chris Dikeakos Architects Inc.
100 - 1007 West 5th Ave.
Vancouver, BC V6H 1A5
Tel: 604 684 4511
Fax: 604 684 0577
www.chrisdikeakos.com

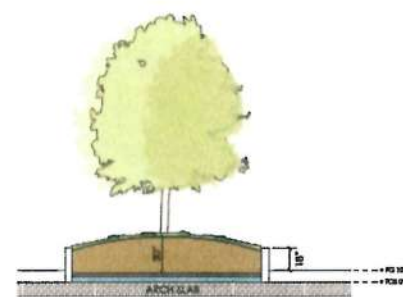
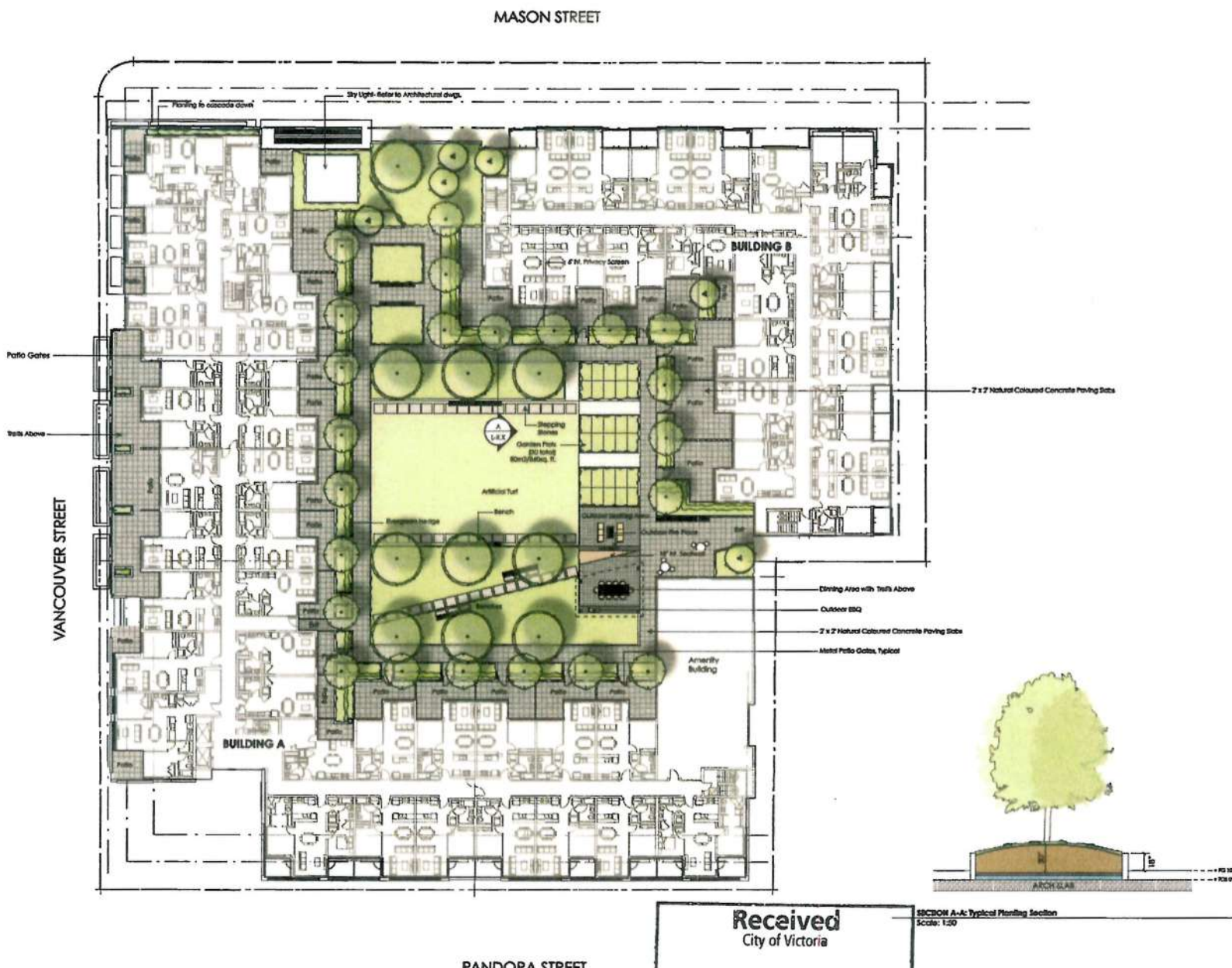
DESIGN BY: JES	DATE: May 26, 2015
CHECKED BY: JES	
SCALE: 1:200	
PROJECT: 1000	

SHEET TITLE:

Ground Floor Landscape Concept Plan

DRAWING NO.:	REV.
L 01	1

Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division



Received
City of Victoria

JUN - 8 2015

Planning & Development Department
Development Services Division

SECTION A-A: Typical Planting Section
Scale: 1:50

KEY PLAN
SCALE: N.T.A.
NOTES:

1. Revised to show new building footprint	April 15, 2015
2. Revised to show new building footprint	May 15, 2015
3. Revised to show new building footprint	May 15, 2015
4. Revised to show new building footprint	May 15, 2015
5. Revised to show new building footprint	May 15, 2015
6. Revised to show new building footprint	May 15, 2015
7. Revised to show new building footprint	May 15, 2015
8. Revised to show new building footprint	May 15, 2015
9. Revised to show new building footprint	May 15, 2015
10. Revised to show new building footprint	May 15, 2015
11. Revised to show new building footprint	May 15, 2015
12. Revised to show new building footprint	May 15, 2015
13. Revised to show new building footprint	May 15, 2015
14. Revised to show new building footprint	May 15, 2015
15. Revised to show new building footprint	May 15, 2015
16. Revised to show new building footprint	May 15, 2015
17. Revised to show new building footprint	May 15, 2015
18. Revised to show new building footprint	May 15, 2015
19. Revised to show new building footprint	May 15, 2015
20. Revised to show new building footprint	May 15, 2015
21. Revised to show new building footprint	May 15, 2015
22. Revised to show new building footprint	May 15, 2015
23. Revised to show new building footprint	May 15, 2015
24. Revised to show new building footprint	May 15, 2015
25. Revised to show new building footprint	May 15, 2015
26. Revised to show new building footprint	May 15, 2015
27. Revised to show new building footprint	May 15, 2015
28. Revised to show new building footprint	May 15, 2015
29. Revised to show new building footprint	May 15, 2015
30. Revised to show new building footprint	May 15, 2015
31. Revised to show new building footprint	May 15, 2015
32. Revised to show new building footprint	May 15, 2015
33. Revised to show new building footprint	May 15, 2015
34. Revised to show new building footprint	May 15, 2015
35. Revised to show new building footprint	May 15, 2015
36. Revised to show new building footprint	May 15, 2015
37. Revised to show new building footprint	May 15, 2015
38. Revised to show new building footprint	May 15, 2015
39. Revised to show new building footprint	May 15, 2015
40. Revised to show new building footprint	May 15, 2015
41. Revised to show new building footprint	May 15, 2015
42. Revised to show new building footprint	May 15, 2015
43. Revised to show new building footprint	May 15, 2015
44. Revised to show new building footprint	May 15, 2015
45. Revised to show new building footprint	May 15, 2015
46. Revised to show new building footprint	May 15, 2015
47. Revised to show new building footprint	May 15, 2015
48. Revised to show new building footprint	May 15, 2015
49. Revised to show new building footprint	May 15, 2015
50. Revised to show new building footprint	May 15, 2015
51. Revised to show new building footprint	May 15, 2015
52. Revised to show new building footprint	May 15, 2015
53. Revised to show new building footprint	May 15, 2015
54. Revised to show new building footprint	May 15, 2015
55. Revised to show new building footprint	May 15, 2015
56. Revised to show new building footprint	May 15, 2015
57. Revised to show new building footprint	May 15, 2015
58. Revised to show new building footprint	May 15, 2015
59. Revised to show new building footprint	May 15, 2015
60. Revised to show new building footprint	May 15, 2015
61. Revised to show new building footprint	May 15, 2015
62. Revised to show new building footprint	May 15, 2015
63. Revised to show new building footprint	May 15, 2015
64. Revised to show new building footprint	May 15, 2015
65. Revised to show new building footprint	May 15, 2015
66. Revised to show new building footprint	May 15, 2015
67. Revised to show new building footprint	May 15, 2015
68. Revised to show new building footprint	May 15, 2015
69. Revised to show new building footprint	May 15, 2015
70. Revised to show new building footprint	May 15, 2015
71. Revised to show new building footprint	May 15, 2015
72. Revised to show new building footprint	May 15, 2015
73. Revised to show new building footprint	May 15, 2015
74. Revised to show new building footprint	May 15, 2015
75. Revised to show new building footprint	May 15, 2015
76. Revised to show new building footprint	May 15, 2015
77. Revised to show new building footprint	May 15, 2015
78. Revised to show new building footprint	May 15, 2015
79. Revised to show new building footprint	May 15, 2015
80. Revised to show new building footprint	May 15, 2015
81. Revised to show new building footprint	May 15, 2015
82. Revised to show new building footprint	May 15, 2015
83. Revised to show new building footprint	May 15, 2015
84. Revised to show new building footprint	May 15, 2015
85. Revised to show new building footprint	May 15, 2015
86. Revised to show new building footprint	May 15, 2015
87. Revised to show new building footprint	May 15, 2015
88. Revised to show new building footprint	May 15, 2015
89. Revised to show new building footprint	May 15, 2015
90. Revised to show new building footprint	May 15, 2015
91. Revised to show new building footprint	May 15, 2015
92. Revised to show new building footprint	May 15, 2015
93. Revised to show new building footprint	May 15, 2015
94. Revised to show new building footprint	May 15, 2015
95. Revised to show new building footprint	May 15, 2015
96. Revised to show new building footprint	May 15, 2015
97. Revised to show new building footprint	May 15, 2015
98. Revised to show new building footprint	May 15, 2015
99. Revised to show new building footprint	May 15, 2015
100. Revised to show new building footprint	May 15, 2015

REVISIONS:

ISSUED FOR:

CHS

CHRIS DIKEAKOS ARCHITECTS INC.
100-1000 10th Ave, Suite 1000, Vancouver, BC V6J 1A5
Tel: 604 684 4011 Fax: 604 684 0377 www.dikeakos.ca

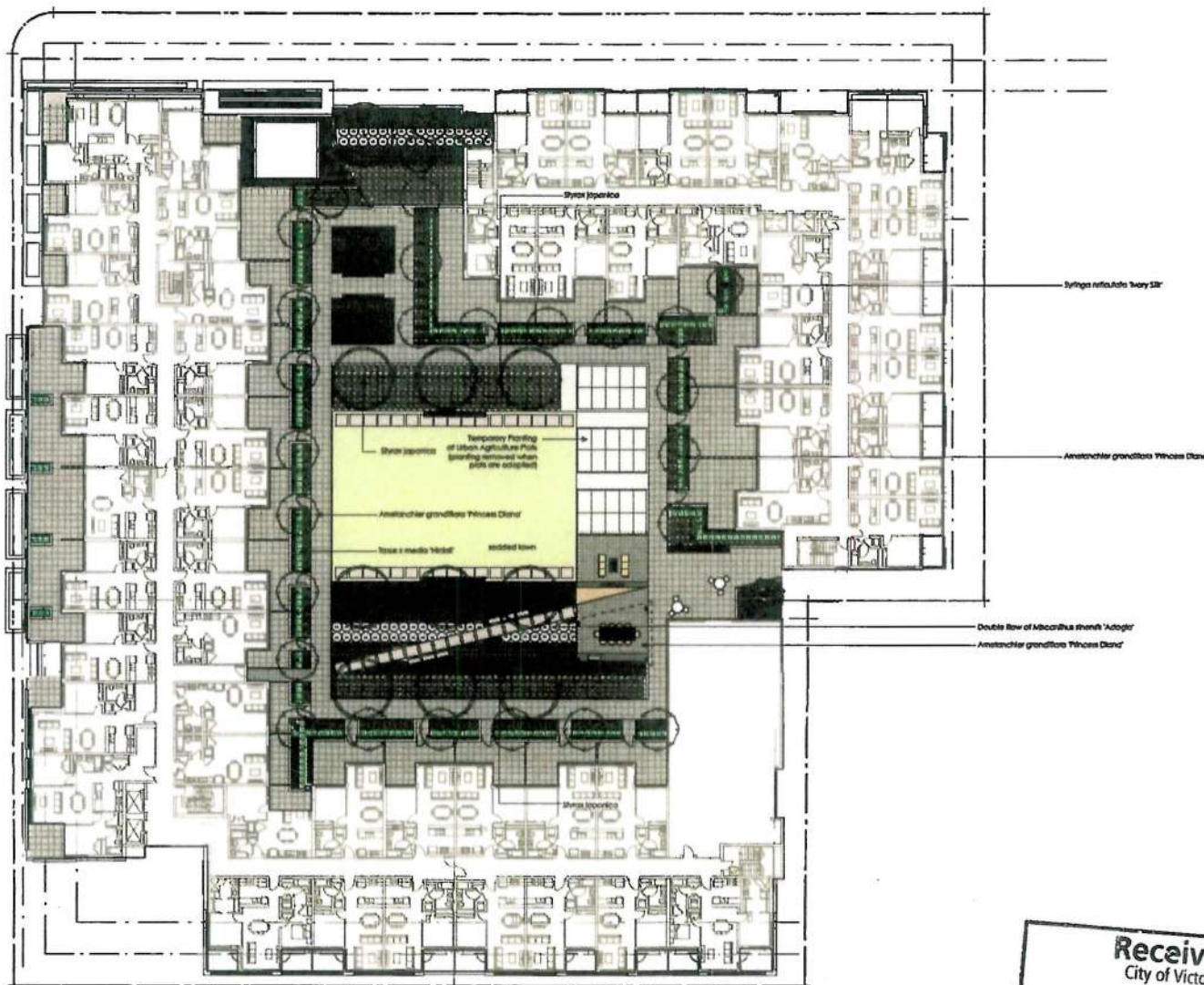
BlueSky PROPERTIES

CONSULTANT:
Duke & Co. Ltd., 100 - 1000 10th Ave, Suite 1000, Vancouver, BC V6J 1A5
Tel: 604 684 4011 Fax: 604 684 0377 www.dikeakos.ca

DESIGNED BY: JDS	SCALE:
CHECKED BY: JDS	
DATE: 12/01/2015	
PROJECT: 0000	
DATE: November 27, 2015	

SHEET TITLE:
Podium (Level 2)
Landscape
Concept Plan

DRAWING NO.: L 02	REV.: 1
-----------------------------	-------------------



Received
City of Victoria
JUN - 8 2015
Planning & Development Department
Development Services Division

L 04

L 04

L 04



MINUTES – VICTORIA CITY COUNCIL

MEETING OF THURSDAY, SEPTEMBER 11, 2014, AT 7:00 P.M.

PLACE OF MEETING:

Council Chambers, City Hall

PRESENT:

Mayor Fortin in the Chair, Councillors Alto, Coleman, Gudgeon, Helps, Isitt, Thornton-Joe, and Young

**ABSENT FOR A PORTION
OF THE MEETING:**

Councillor Madoff

STAFF PRESENT:

J. Johnson, City Manager; P. Bruce, Fire Chief; D. Day, Director, Sustainable Planning and Community Development; K. Hamilton, Director of Citizen Engagement and Strategic Planning; J. Hawkins, Council Secretary; J. Jenkyns, General Manager, Victoria Conference Centre; D. Kalynchuk, Director, Engineering and Public Works; J. MacDougall, Acting Director of Parks, Recreation and Culture; K. Oberg, Manager of Culture, Sport & Neighbourhoods; C. Paine, Manager of Revenue; S. Thompson, Director of Finance; M. Wilson, Senior Planner; R. Woodland, Corporate Administrator; T. Zworski, City Solicitor

POETRY READING

Janet Rogers, Poet Laureate, read the poem "Surprise Me" from her latest book, Peace and Rest.

APPROVAL OF AGENDA

The Corporate Administrator outlined changes to the agenda.

Councillor Alto requested that Jeff Hopkins from Learningstorm Education Society, re: Permissive Tax Exemption be added to the Request to Address section of the agenda.

Mayor Fortin requested that the agenda be amended to include cancellation of the public hearing for Rezoning Application No. 00381 for 1005-1008, 1012 Pandora Avenue, as requested by the applicant.

Motion:

It was moved by Councillor Young, seconded by Councillor Coleman, that the agenda be approved as amended.

Councillor Isitt said there was a motion at the previous meeting to postpone consideration of the public hearing which was defeated. He said he was in favour of opening the hearing tonight but not closing it.

Councillor Helps said she supports postponing the hearing as density in neighbourhoods is important and a postponement of this application will provide an opportunity to find a solution that works.

Councillor Gudgeon said there have been mistakes made in the process but the applicant has been willing to work with the neighbourhood and made concessions but the voice of the neighbourhood has not been heard.

Councillor Alto said that she supports postponing the hearing and she voted to postpone at the last meeting because the engagement process was still ongoing. This proposal needs more time to find a development that will work.

Councillor Young said this is the developer's request to postpone the hearing which is their right versus Council delaying the process.

Councillor Thornton-Joe said she voted against postponing at the last meeting in the hope that any changes were conveyed to the public before the hearing. But she wouldn't want to refuse the request, noting the postponement is at the applicant's cost.

Councillor Coleman said the request is unusual but the applicant has said they can make it a better project.

Mayor Fortin read the letter from the applicant and expressed approval for the developer wanting to work with the community.

Councillor Madoff entered Council Chambers at 7:28 p.m.

Councillor Gudgeon said there has been misinformation and urged the neighbourhood to listen to the developer and actually get to know the proposal better.

Carried Unanimously

September 10, 2014

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attn: Mayor and Members of Council

Re: 1002-1008 and 1012 Pandora Avenue

Dear Mayor and Council,

As Council is aware, we recently conducted a number of public information sessions to share the most recent plans with the community and to specifically communicate how the proposal has evolved with public input over the last two years. While we heard from a number of community members who support our proposal, we also know that others have ongoing concerns with respect to site access, building height and massing. As a result of these recent meetings, we have determined that given the scale and complexity of the proposal, we require more time to further consider and engage with stakeholders regarding key elements of the project.

As such, we respectfully request of Council to delay the Public Hearing so that we can complete further work with stakeholders before rescheduling the Public Hearing for a later date.

Regards,



Mark Kopinya
Development Manager