

Existing Gym

Relevant City Policies

Official Community Plan (2012)

North Park Neighbourhood Directions

- New population and housing growth within walking distance of North Park Village
- Establish high-density mixed use area along Pandora Avenue

Downtown Core Area Plan (2011)

Residential Mixed Use District

- Encourage active commercial uses at street level on Pandora Ave.
- Ensure well designed streets and public realm
- Consider sensitive transitions to surrounding Districts

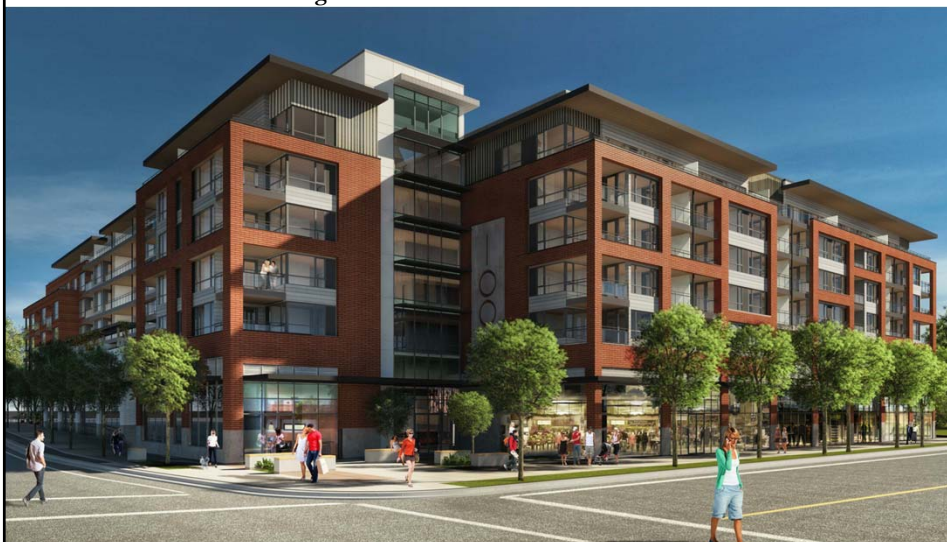
North Park Local Plan (1996)

- Area where “major change (is) predicted”
- Vancouver Street at Pandora Ave. identified as a street head site

Pandora at Vancouver looking northeast



Pandora at Vancouver looking northeast



- Removal of school tower
- Additional building height and density fronting Pandora and Vancouver
- Landscaped open space at corner of Pandora Ave and Vancouver St is maintained

Mason Street looking southwest



- 6-storey building form
- Higher overall density

Mason Street looking southwest



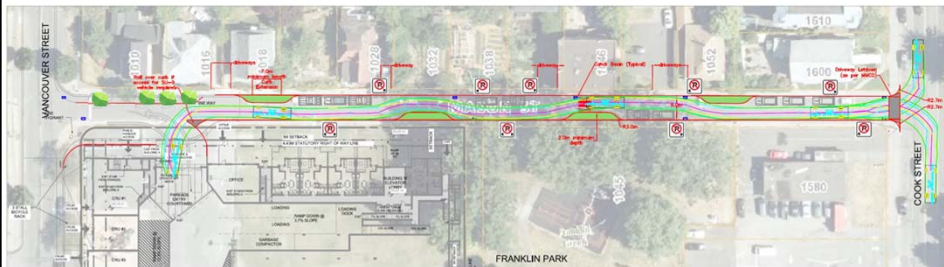
- Reduction in Building Height and Density
- Maintain ground oriented unit entrances on Mason Street and Franklin Green

Mason Street at Vancouver St looking southeast



- Additional landscaping added adjacent to parking access
- Mason Street widened for a short portion of the block to allow for vehicle access

Mason Street – Proposed Changes and Traffic Impacts



- New driveway ramp at Cook Street and Mason Street
- New planted or paved curb bump outs
- New plantings at 1010 and 1016 Mason Street

Non-market rental housing

- Applicant is volunteering 11 units as non-market rental units in perpetuity
- Rents are tied to Housing Income Limits established by BC Housing

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

- Rents levels are consistent Victoria Housing Fund Reserve Guidelines
- Housing Agreement Bylaw has been prepared

